



**CASE COVER SHEET**

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 950 & 962 E. Ralph Hall Pkwy. Rockwall, TX 75032

SUBDIVISION ROCKWALL BUSINESS PARK EAST

LOT

13

BLOCK

GENERAL LOCATION RALPH HALL PKWY, TX

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE C

PROPOSED ZONING

PROPOSED USE

ACREAGE 2.649

LOTS [CURRENT]

1

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER BUFFALO COUNTRY PROPERTIES LLC

APPLICANT SRC Land Building and Real Estate LLC.

CONTACT PERSON Rajesh Malviya

CONTACT PERSON Dnyanada Nevgi

ADDRESS 12050 Research Rd  
#9305

ADDRESS 811 S Central Expressway, Suite 306

CITY, STATE & ZIP Frisco, TX 75033

CITY, STATE & ZIP Richardson, TX- 75080

PHONE 214-454-6944

PHONE 214-396-3737

E-MAIL nrmalviya@yahoo.com

E-MAIL pm@srlandbuilding.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mona Agarwal [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF March, 2025

OWNER'S SIGNATURE

Mona Agarwal  
Jenny Marie Brown

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

12/15/26

MY COMMISSION EXPIRES



February 06, 2025

City Planner  
Planning & Zoning Department  
City of Rockwall  
385 S. Goliad St  
Rockwall, Texas 75087

**Re: Variance Request for Screening from Residential – Pinnacle Montessori Academy of Rockwall at 950 & 962 E Ralph Hall Pkwy, Rockwall, TX (SP2024-14)**

As part of the Site Plan for the above-mentioned project, we are proposing a change in the screening wall between our development and the adjacent residential property located south of this project. Following UDC Guidelines, Article 8, Section 05.02 (B), we are proposing an acceptable alternative to the masonry by installing a wrought iron fence with three (3) tiered vegetative screening.

Our mission is to promote green design across all our schools. A wrought iron fence will provide better air circulation, the three (3) tiered vegetative screening will serve as a sound barrier and also offer a more aesthetically pleasing view while still maintaining boundary definition and privacy. Landscaping with trees and shrubs contributes to better air quality and water absorption, reducing runoff compared to an impervious masonry structure. Additionally, an iron fence with landscape buffer is easier to maintain, and repair compared to a brick masonry wall. Any savings from this initiative will be invested in better playground equipment.

For replacing the masonry wall with the wrought iron fence, we are proposing the following option available per UDC guidelines:

Wrought iron fence of minimum six (6) feet in height on property line and three (3) tiered vegetative screening in 20 feet landscape buffer. The 20 feet landscape buffer will be of two (2) rows of evergreen accent trees 20 feet offset and canopy trees at 20 feet center to center.

We have revised our site plan and the landscape plan following the UDC Guidelines to ensure proper screening from the residential property.

As our proposal is within the guidelines of the UDC and not expected to have any adverse impact on project aesthetics, the quality of life and the surrounding environment, we request the City to grant us the variance. We would also like to receive City's input about which of the above two options would be preferable.

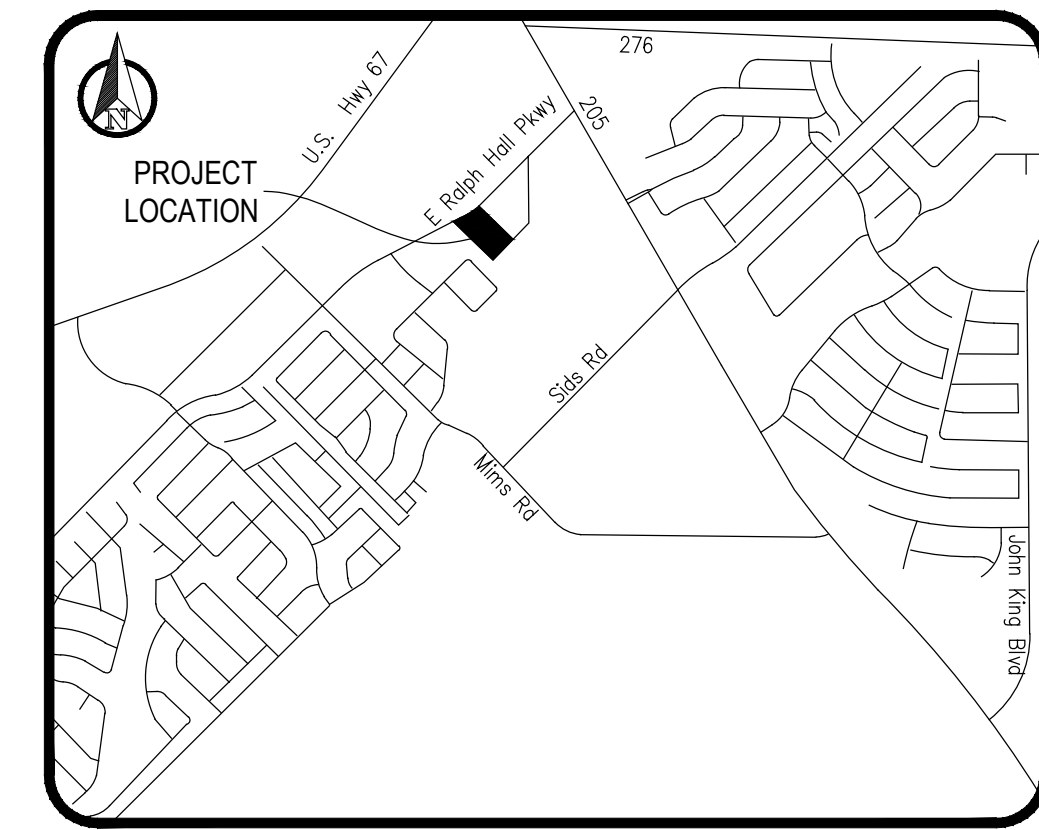
Please let us know if you have any questions or need further clarifications.

Sincerely,

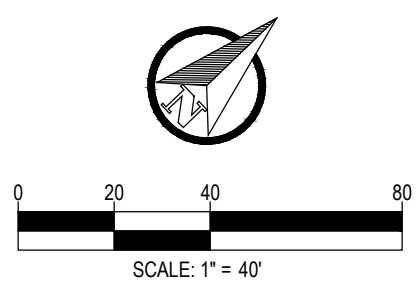
Global Civil Solutions, LLC.

A handwritten signature in black ink that reads 'Firoze Shams'.

Firoze Shams, PE, PTOE  
President



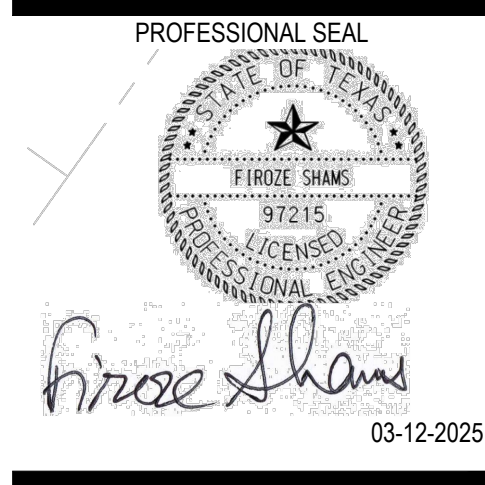
LOCATION MAP  
1" = 100'



**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	07/28/24	THE CITY COMMENTS
2	04/09/24	THE CITY COMMENTS
3	03/12/25	REVISED RIPRAP, RETAINING WALL, & SCREEN WALL



CLIENT INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
DRIVE  
950 E. AND 962 E. RALPH HALL PARKWAY AND PLAZA  
ROCKWALL, TEXAS 75082

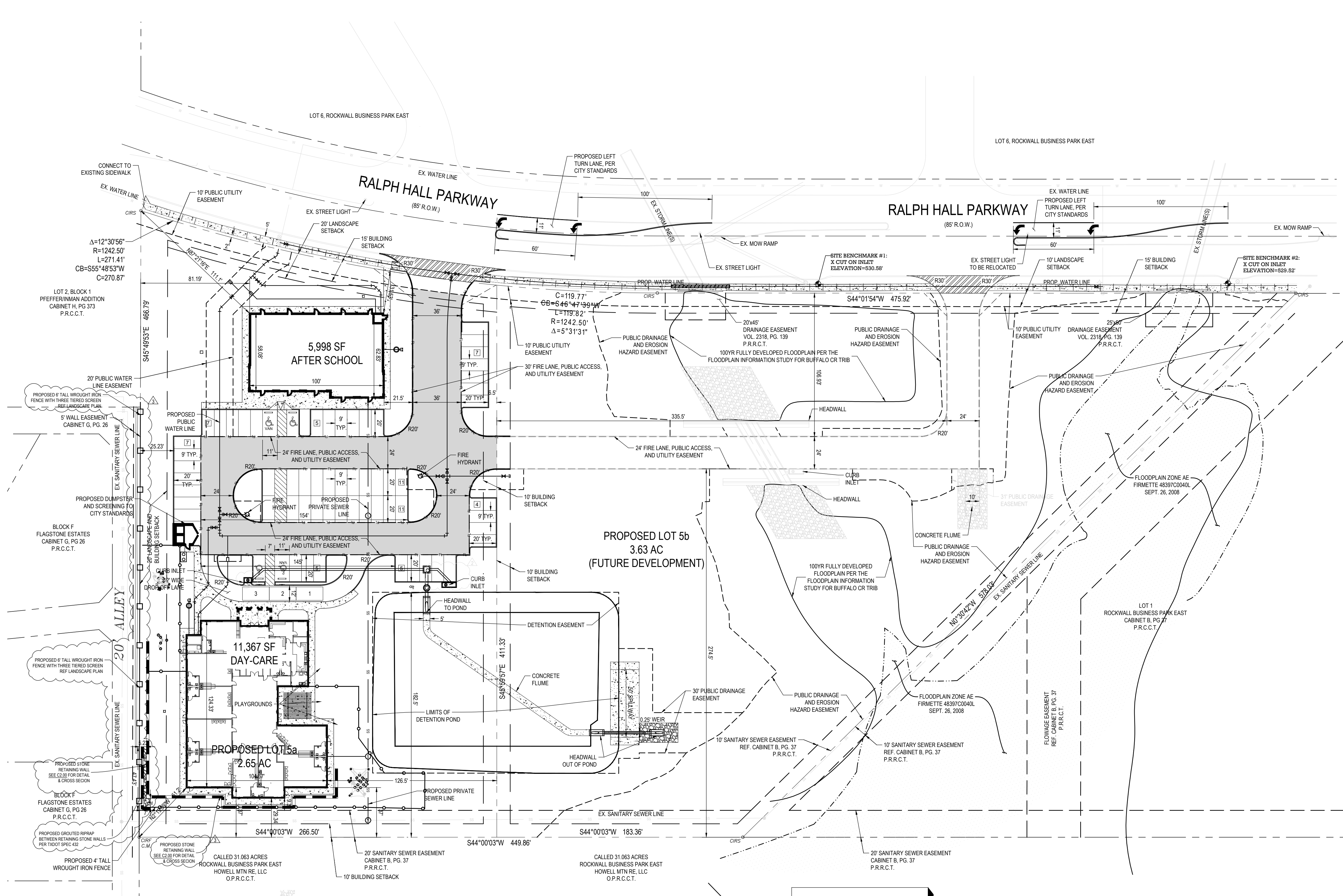
SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**C1.00**

ISSUE DATE: 03-12-2025



**RESPONSIBILITY NOTES**  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**ZONING DATA**

ZONING:	"C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

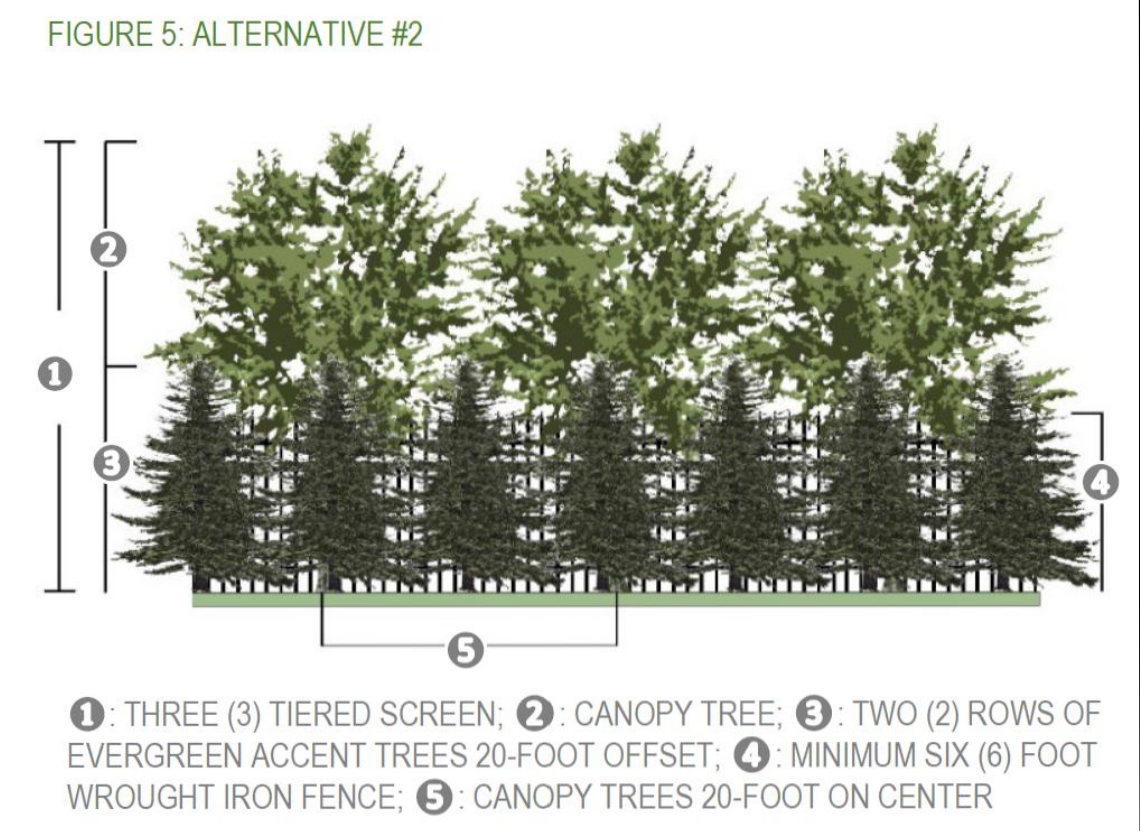
**SITE DATA**

LOT AREA (PROPOSED LOT 5a)	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

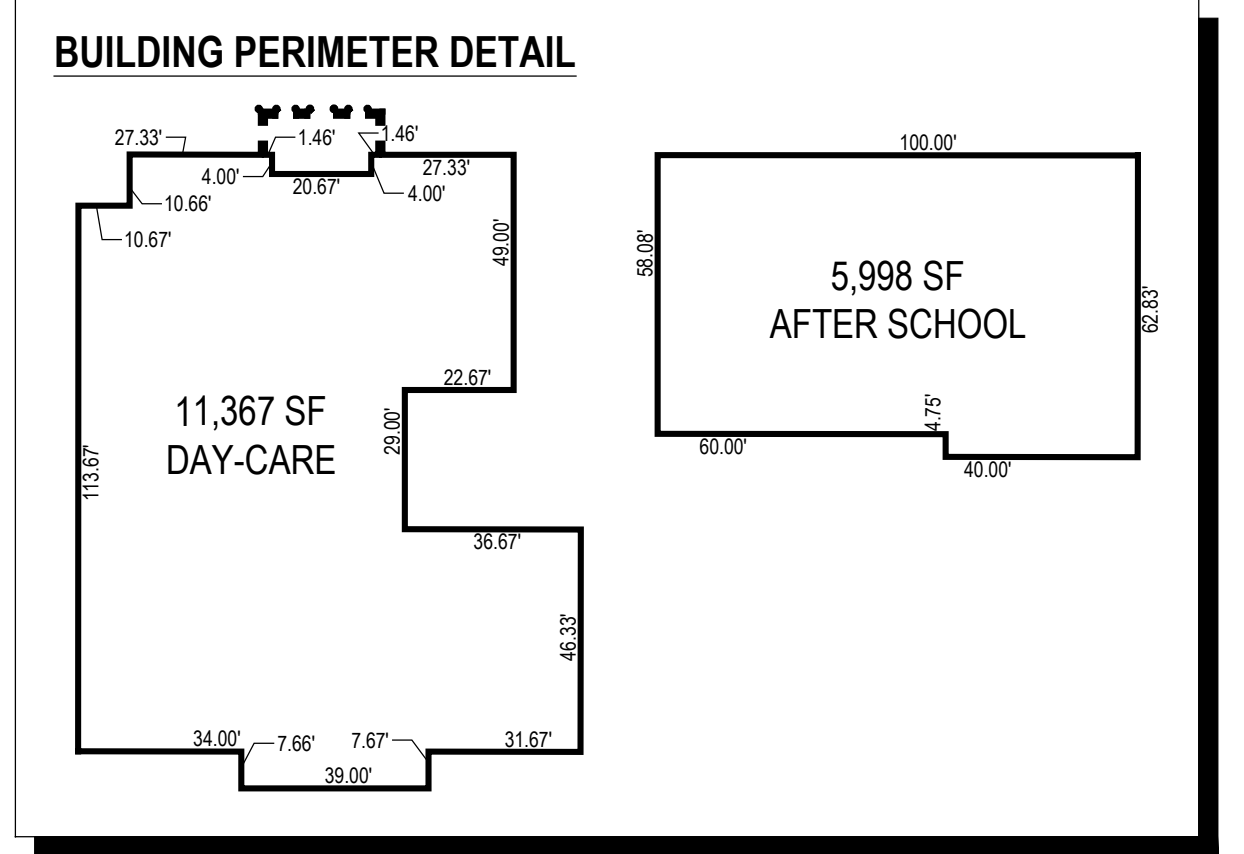
**PARKING DATA**

DAY-CARE:	38 SPACES REQUIRED
1 SPACE PER 300 SF	
RETAIL/OFFICE:	24 SPACES REQUIRED
1 SPACE/250 SQUARE FEET	
TOTAL SPACES REQUIRED:	62 SPACES REQUIRED
TOTAL SPACES PROVIDED:	62 SPACES PROVIDED
HANDICAP SPACES REQUIRED:	3 SPACES REQUIRED
VAN SPACES REQUIRED:	1 SPACE REQUIRED

(2) **Alternative #2.** A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.



1: THREE (3) TIERED SCREEN; 2: CANOPY TREE; 3: TWO (2) ROWS OF EVERGREEN ACCENT TREES 20-FOOT OFFSET; 4: MINIMUM SIX (6) FOOT WROUGHT IRON FENCE; 5: CANOPY TREES 20-FOOT ON CENTER



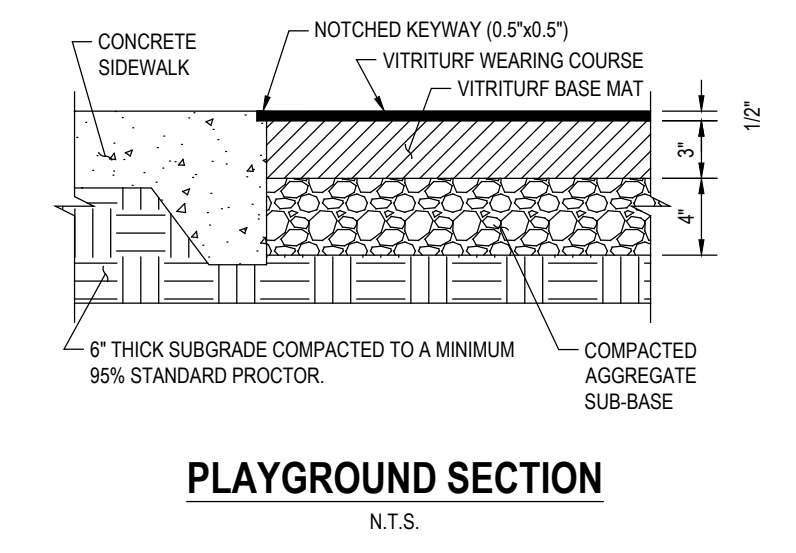
**PAVING LEGEND**

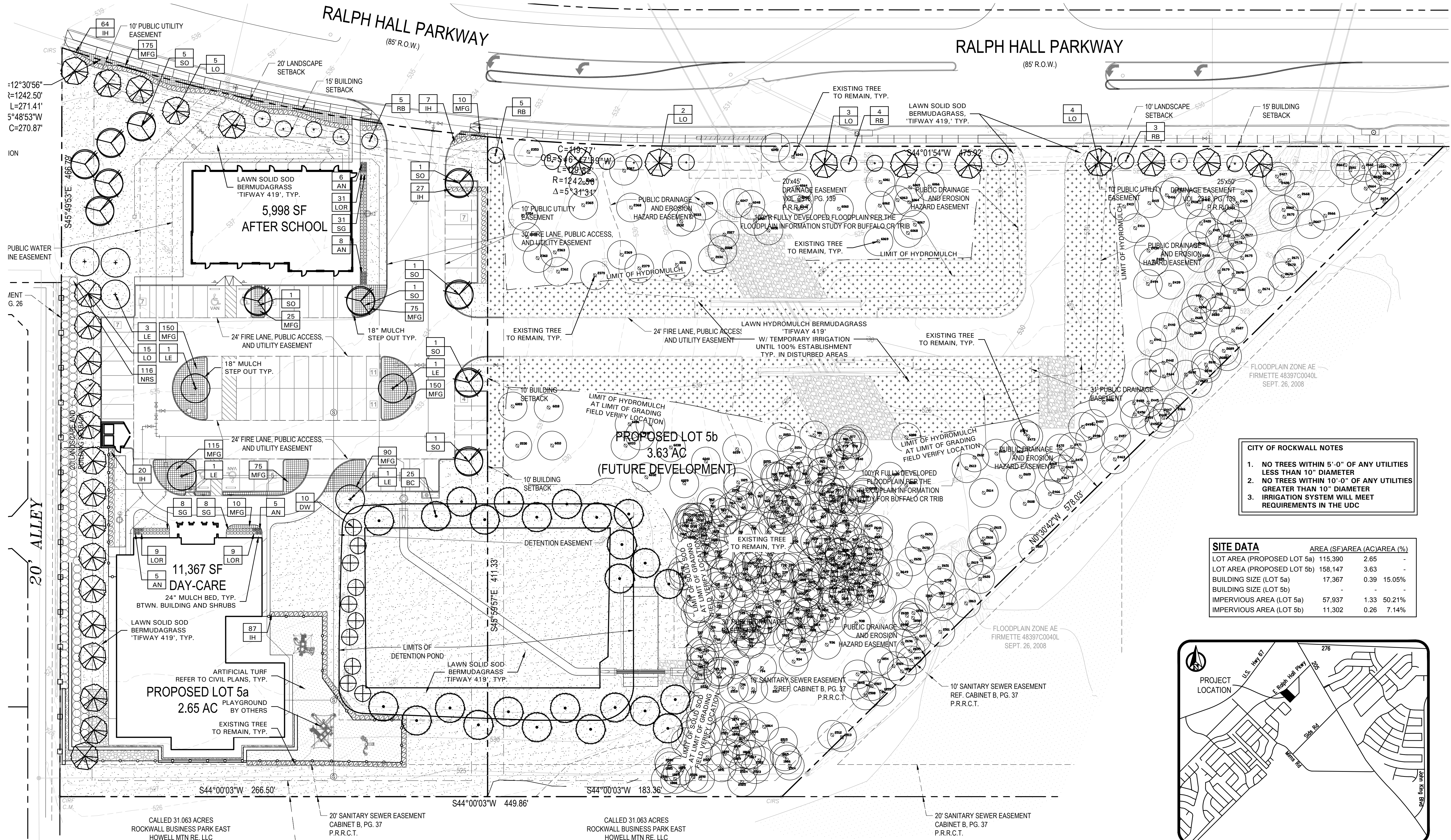
- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- 10' PUBLIC R.O.W. CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SCREEN WALL
- PARKING COUNT

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
  - REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
  - FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
  - ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
  - MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.





12°30'56"  
 1242.50'  
 L=271.41'  
 5°48'53"W  
 C=270.87'

ION

PUBLIC WATER  
LINE EASEMENT

JENNT  
G. 26

20' ALLEY

5,998 SF  
AFTER SCHOOL

11,367 SF  
DAY-CARE

PROPOSED LOT 5a  
2.65 AC  
PLAYGROUND  
BY OTHERS

PROPOSED LOT 5b  
3.63 AC  
(FUTURE DEVELOPMENT)

CALLED 31.063 ACRES  
 ROCKWALL BUSINESS PARK EAST  
 HOWELL MTN RE. LLC

20' SANITARY SEWER EASEMENT  
 CABINET B, PG. 37  
 P.R.R.C.T.

CALLED 31.063 ACRES  
 ROCKWALL BUSINESS PARK EAST  
 HOWELL MTN RE. LLC

20' SANITARY SEWER EASEMENT  
 CABINET B, PG. 37  
 P.R.R.C.T.

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
<b>TREES</b>						
BC	<i>Taxodium distichum</i>	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
DW	<i>Desert Willow</i>	Desert Willow	Accent	10	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	Canopy	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	Canopy	29	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	<i>Carcis canadensis 'Oklahoma'</i>	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
				Total Canopy Trees:	72	
				Total Accent Trees:	27	
<b>SHRUBS/GROUND COVER</b>						
AN	<i>Juniperus tobiro 'Andorra'</i>	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'		205	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly		116	7 gal.	container full to base, 36" ht., 60" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass		875	1 gal.	container full, 24" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
						refer to notes

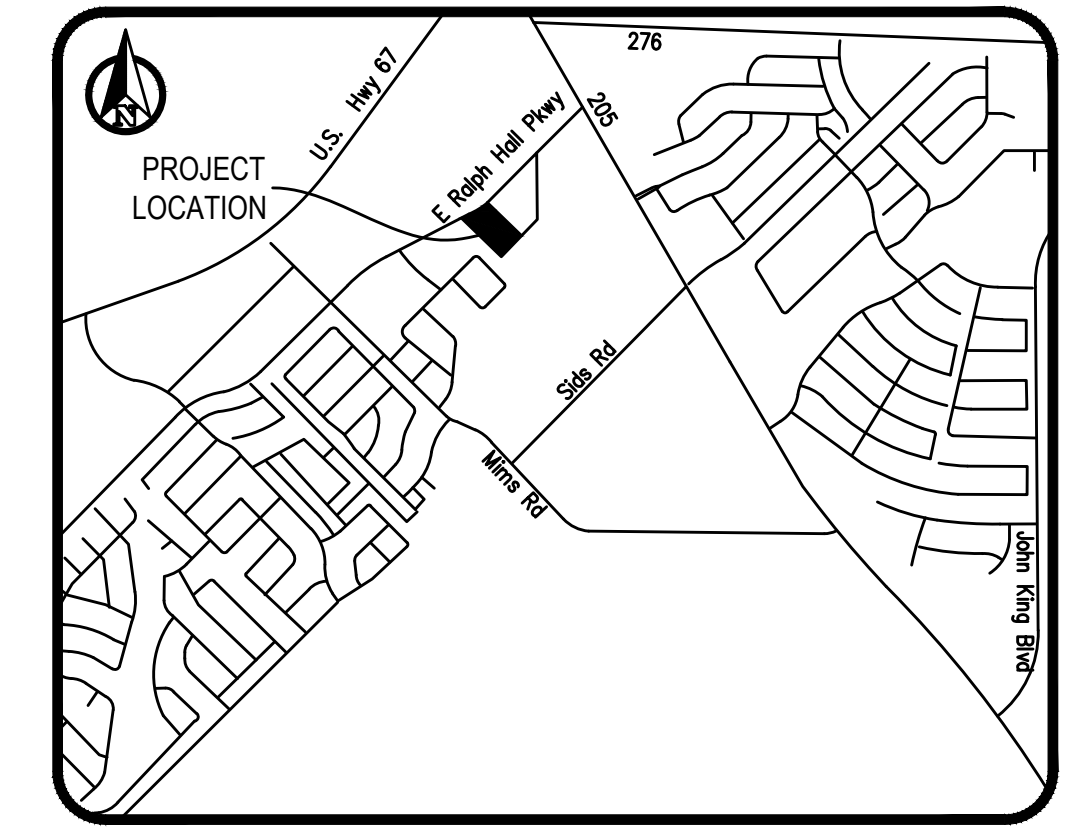
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
 ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

**CITY OF ROCKWALL NOTES**

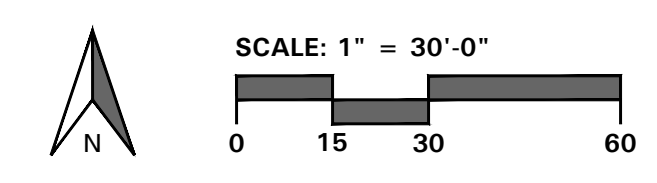
- NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

**SITE DATA**

	AREA (SFI)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



**PROJECT NAME:** PINNACLE MONTESSORI ROCKWALL  
**EXISTING LEGAL DESCRIPTION:** LOT 5A, ROCKWALL BUSINESS PARK EAST  
**CASE NUMBER:** P2022-006  
**CURRENT OWNER:** BUFFALO COUNTRY PROPERTIES LLC,  
 ATTN: RAJESH MALVIYA  
 12050 RESEARCH ROAD, #9305  
 FRISCO, TX 75033  
**DEVELOPER:** SRC LAND BUILDING AND REAL ESTATE LLC  
 811 S. CENTRAL EXPRESSWAY, SUITE 306  
 RICHARDSON, TX 75080



**BELLE FIRMA**  
 12801 N. Central Expy  
 Suite 1760  
 Dallas, Texas 75243  
 (214) 865-7192

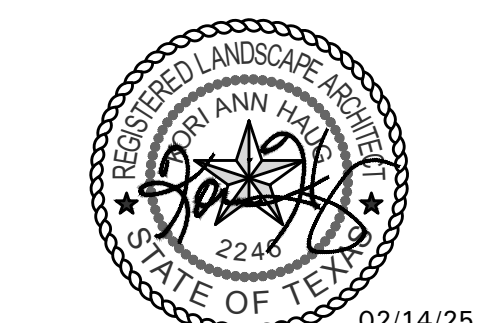
**OMEGA DESIGN, LLC**  
 811 S. CENTRAL EXPRESSWAY  
 SUITE 306  
 RICHARDSON, TX 75080

BPFE FIRM NO. F-20145

**REVISIONS**

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments

PROFESSIONAL SEAL



OWNER INFORMATION

**Lakeside Kids, LLC**  
 5909 Beth Drive  
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
 ACADEMY ROCKWALL**  
 E. RALPH HALL PARKWAY AND PLAZA DRIVE  
 ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

**L2.01**

ISSUE DATE: 03-20-2020

PROJECT NUMBER: PM032

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**GENERAL LAWN NOTES**

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**HYDROMULCH NOTES**

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE' AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS - Lot 5a**  
*THE CITY OF ROCKWALL, TEXAS*

- NON-RESIDENTIAL R.O.W. BUFFER**
1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f., to include groundcover, berm, and shrubbery
- |                              |                    |          |
|------------------------------|--------------------|----------|
| RALPH HALL PARKWAY: 272 i.f. | Required           | Provided |
| 10' wide buffer              | 20' wide buffer    |          |
| (5) trees, 4" cal.           | (5) trees, 4" cal. |          |
| (5) accent trees             | (5) accent trees   |          |
- RESIDENTIAL BUFFER**
1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) i.f. and two (2) rows of large shrubs.
- |                                 |                            |          |
|---------------------------------|----------------------------|----------|
| Residential Adjacency: 320 i.f. | Required                   | Provided |
| 20' wide buffer                 | 20' wide buffer            |          |
| (16) trees, 4" cal.             | (16) trees, 4" cal.        |          |
| double of large shrubs          | double row of large shrubs |          |
- PARKING LOT LANDSCAPING**
1. Five (5%) percent of the interior parking lot shall be landscape.
  2. One tree per ten (10) spaces for lots over 20,000 s.f.
- Total interior parking lot area: 23,764 s.f.  
Total parking spaces: 61 spaces
- |                    |                     |
|--------------------|---------------------|
| Required           | Provided            |
| 1,188 s.f. (5%)    | 5,104 s.f.          |
| (7) trees, 4" cal. | (12) trees, 4" cal. |

- SITE LANDSCAPING**
1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
  2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.
- Total site: 273,538 s.f.
- |                   |                   |
|-------------------|-------------------|
| Required          | Provided          |
| 41,031 s.f. (15%) | 56,069 s.f. (20%) |
| 20,516 s.f. (50%) | 24,603 s.f. (60%) |

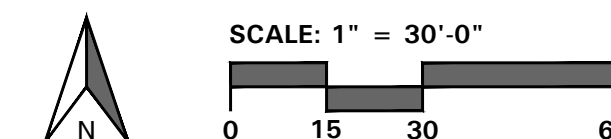
- DETENTION BASIN LANDSCAPING**
1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.
- Detention Basin Area: 8,051 s.f.
- |                     |                     |
|---------------------|---------------------|
| Required            | Provided            |
| (10) trees, 4" cal. | (10) trees, 4" cal. |
| (10) accent trees   | (10) accent trees   |

**LANDSCAPE TABULATIONS - Lot 5b**  
*THE CITY OF ROCKWALL, TEXAS*

- NON-RESIDENTIAL R.O.W. BUFFER**
1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f.
- |                              |                    |          |
|------------------------------|--------------------|----------|
| RALPH HALL PARKWAY: 596 i.f. | Required           | Provided |
| 10' wide buffer              | 10' wide buffer    |          |
| (12) trees, 4" cal.          | (9) trees, 4" cal. |          |
| (12) accent trees            | (12) accent trees  |          |
|                              | (3) existing trees |          |

**CITY OF ROCKWALL NOTES**

1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
2. NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC



12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

PROJECT NUMBER: PM4032

SHEET TITLE

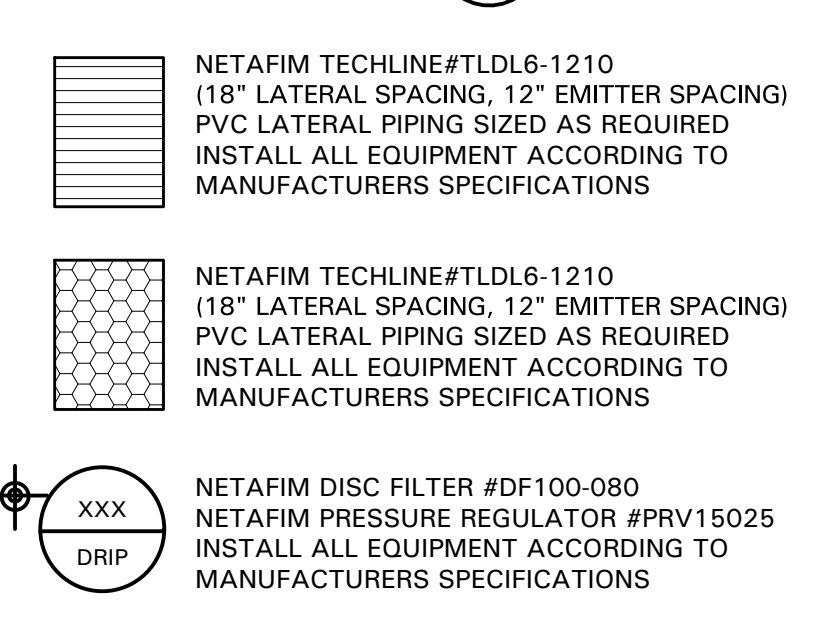
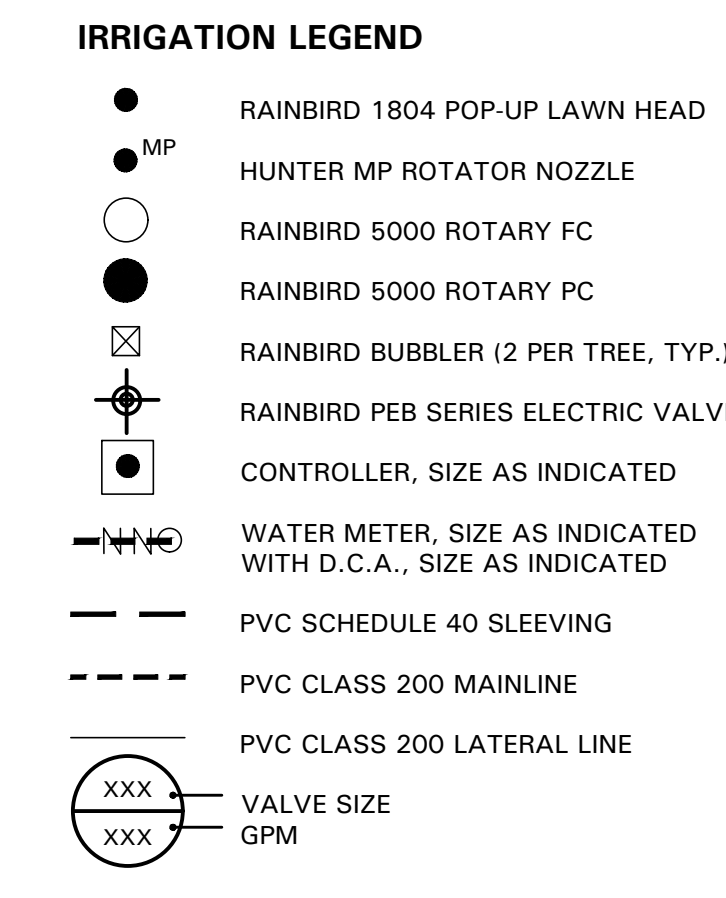
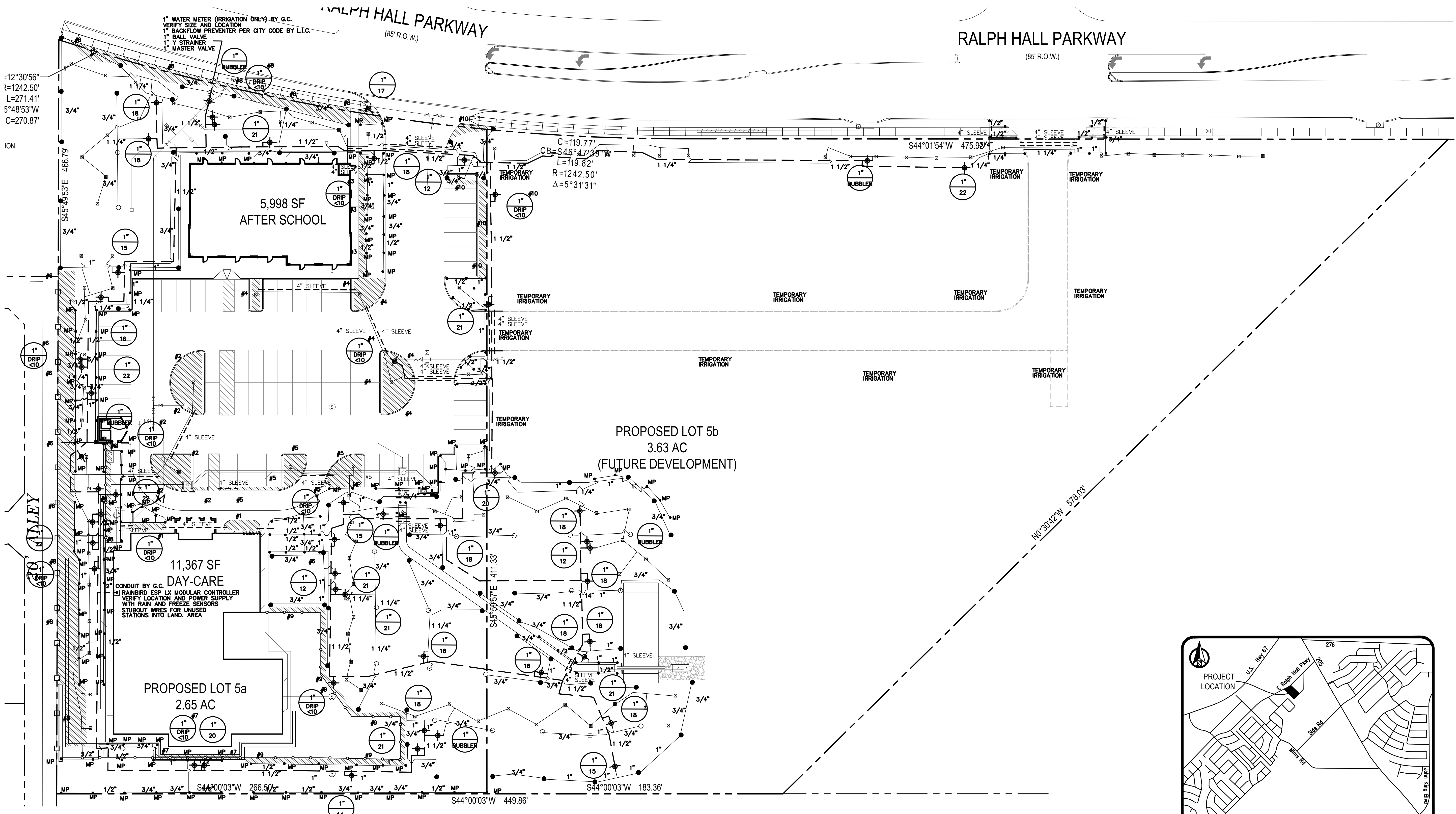
**LANDSCAPE NOTES**

SHEET NUMBER

**L2.02**

ISSUE DATE: 03-20-2020



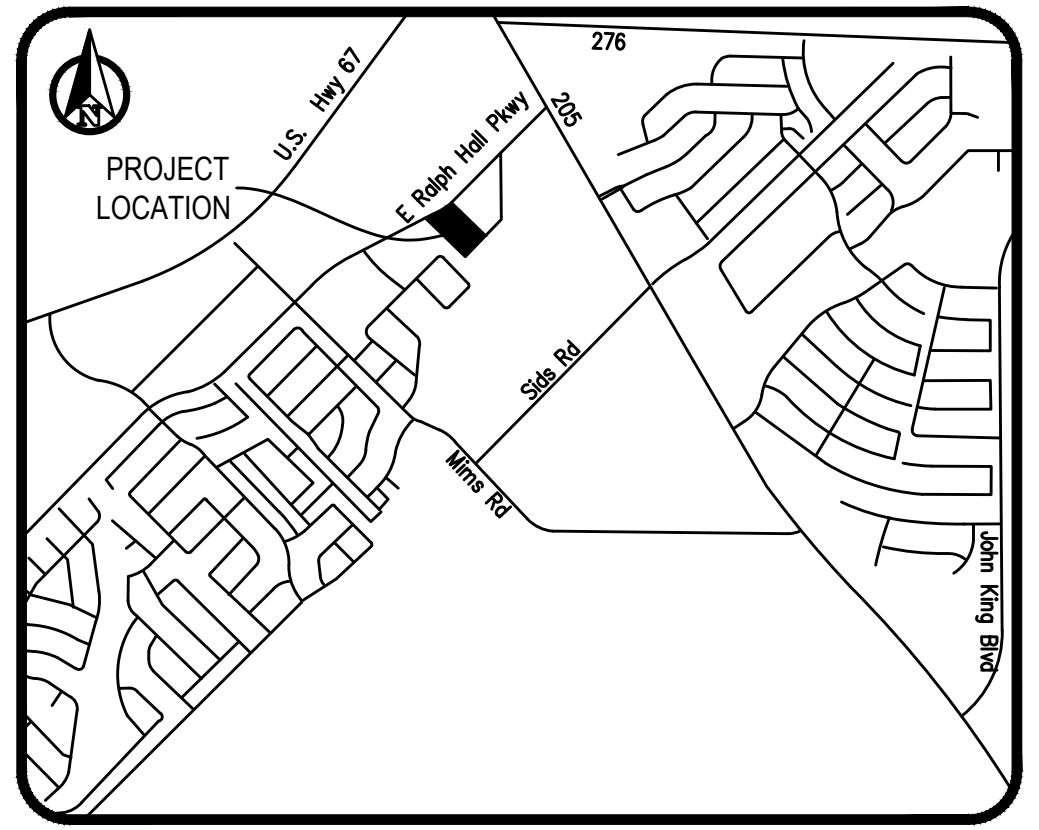
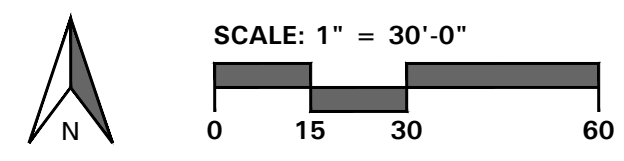


**BUBBLER PIPING CHART**

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	3/4"
6 - 10	1"
11 - 20	1 1/4"
21 - 30	1 1/2"
31 - 40	2"

- IRRIGATION NOTES**
- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
  - ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
  - TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.

- ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES, RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- THE DESIGN PRESSURE IS 65 PSI.
- ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
- IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
- TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.
- NOZZLES SHALL BE RAINBIRD PLASTIC, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
- ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
- ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.



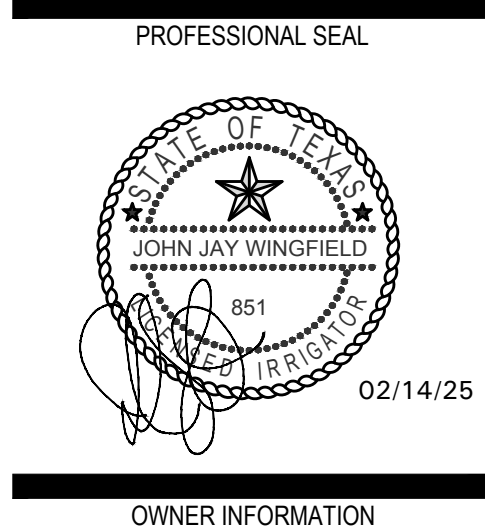
<b>PROJECT NAME:</b>	PINNACLE MONTESSORI ROCKWALL
<b>EXISTING LEGAL DESCRIPTION:</b>	LOT 5A, ROCKWALL BUSINESS PARK EAST
<b>CASE NUMBER:</b>	P2022-006
<b>CURRENT OWNER:</b>	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
<b>DEVELOPER:</b>	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

**BELLE FIRMA**  
12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

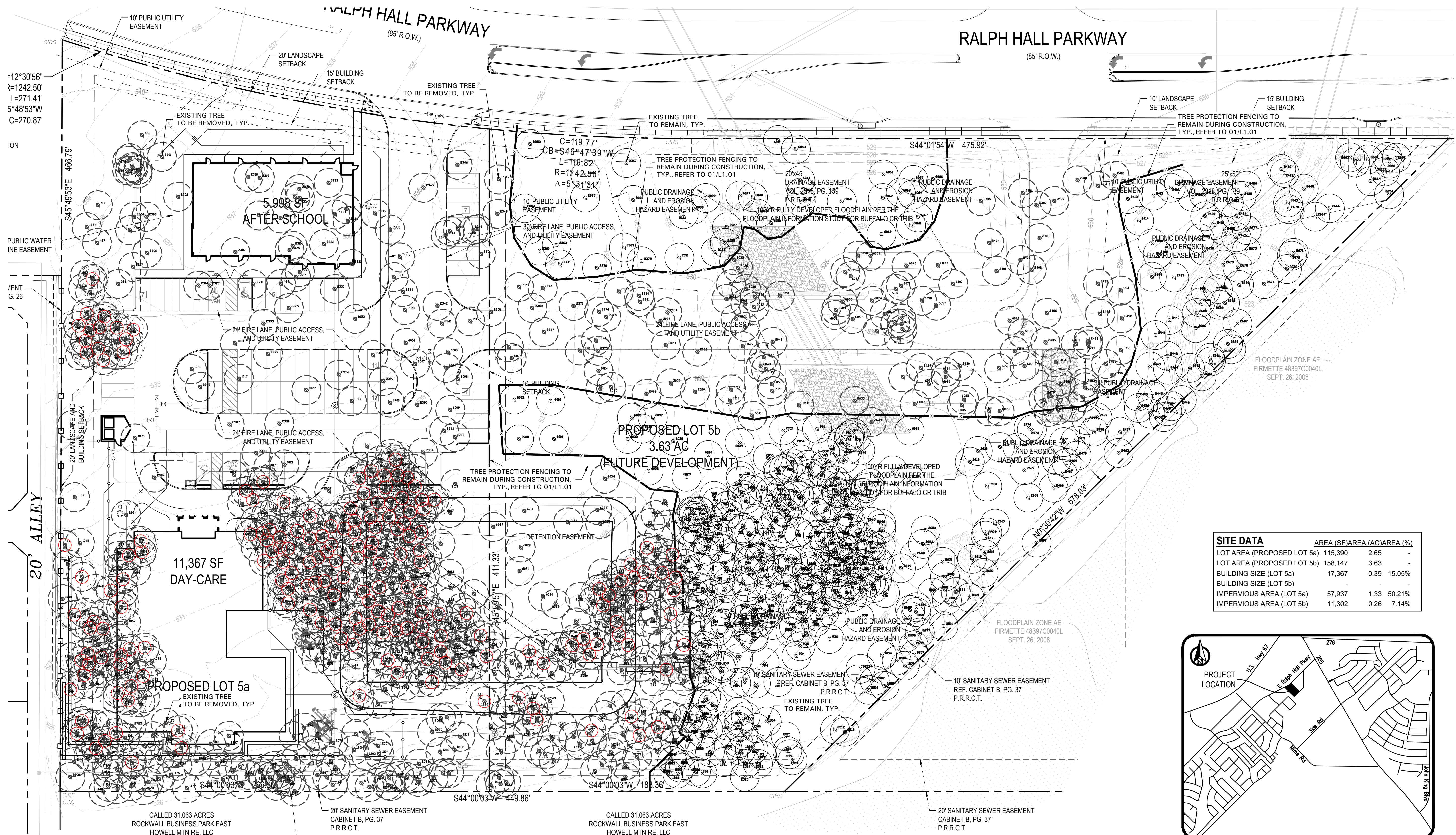
SHEET TITLE  
**IRRIGATION PLAN**

SHEET NUMBER  
**L3.01**

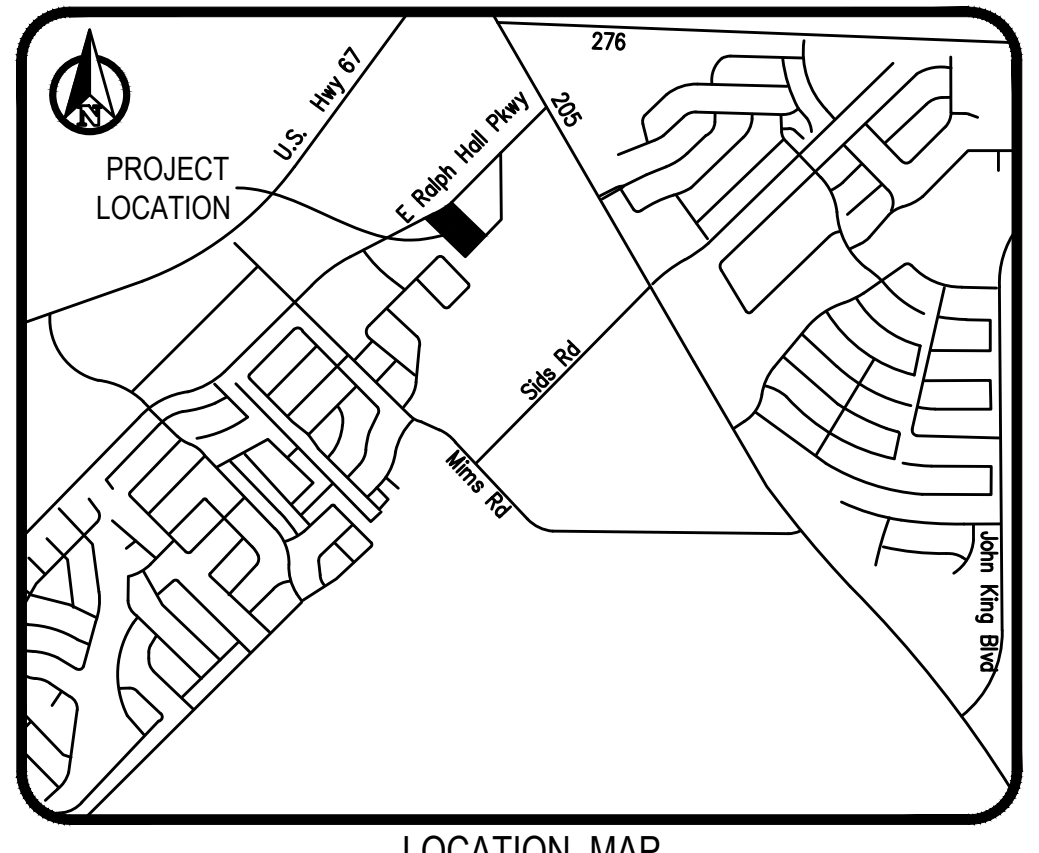
ISSUE DATE: 03-20-2020





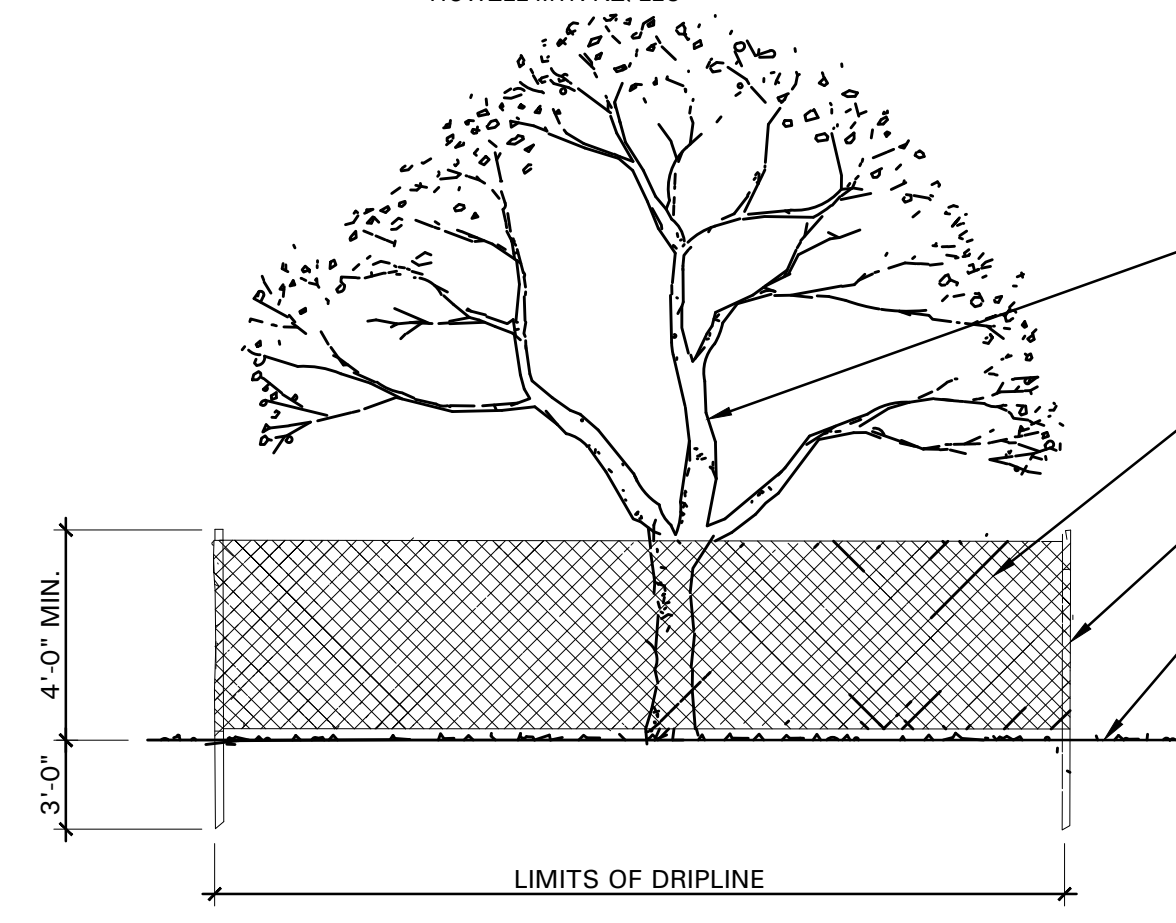


SITE DATA		
	AREA (SFI) AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65
LOT AREA (PROPOSED LOT 5b)	158,147	3.63
BUILDING SIZE (LOT 5a)	17,367	0.39 15.05%
BUILDING SIZE (LOT 5b)	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33 50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26 7.14%



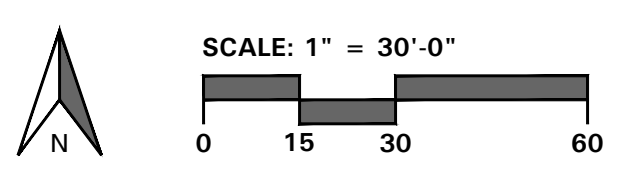
**TREE PRESERVATION NOTES**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



- EXISTING TREE LEGEND**
- EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - 8' CLEARANCE
  - EXISTING TREE WITHIN 8' OF TREE TO BE REMOVED \*NO MITIGATION REQUIRED
  - TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- REFER TO PLAN FOR EXISTING TREE TO REMAIN
- SNOW FENCE, ORANGE VINYL CONSTRUCTION FENCE, OR CHAINLINK FENCE
- METAL T-POST PLACED NO FURTHER THAN 8' APART
- EXISTING GRADE TO REMAIN UNDISTURBED

<b>PROJECT NAME:</b>	PINNACLE MONTESSORI ROCKWALL
<b>EXISTING LEGAL DESCRIPTION:</b>	LOT 5A, ROCKWALL BUSINESS PARK EAST
<b>CASE NUMBER:</b>	P2022-006
<b>CURRENT OWNER:</b>	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
<b>DEVELOPER:</b>	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080



12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

BPFE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments

PROFESSIONAL SEAL

OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

**PROJECT INFORMATION**

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

**SHEET TITLE**

**TREE PRESERVATION PLAN**

**SHEET NUMBER**

**L1.01**

ISSUE DATE: 03-20-2020











# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 950 & 962 E. Ralph Hall Pkwy. Rockwall, TX 75032

SUBDIVISION ROCKWALL BUSINESS PARK EAST LOT 13 BLOCK

GENERAL LOCATION RALPH HALL PKWY, TX

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C CURRENT USE C

PROPOSED ZONING PROPOSED USE

ACREAGE 2.649 LOTS [CURRENT] 1 LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	BUFFALO COUNTRY PROPERTIES LLC	<input checked="" type="checkbox"/> APPLICANT	SRC Land Building and Real Estate LLC.
CONTACT PERSON	Rajesh Malviya	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	12050 Research Rd #9305	ADDRESS	811 S Central Expressway, Suite 306
CITY, STATE & ZIP	Frisco, TX 75033	CITY, STATE & ZIP	Richardson, TX- 75080
PHONE	214-454-6944	PHONE	214-396-3737
E-MAIL	nrmalviya@yahoo.com	E-MAIL	pm@srlandbuilding.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mona Agarwal [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF March, 2025

OWNER'S SIGNATURE Mona Agarwal

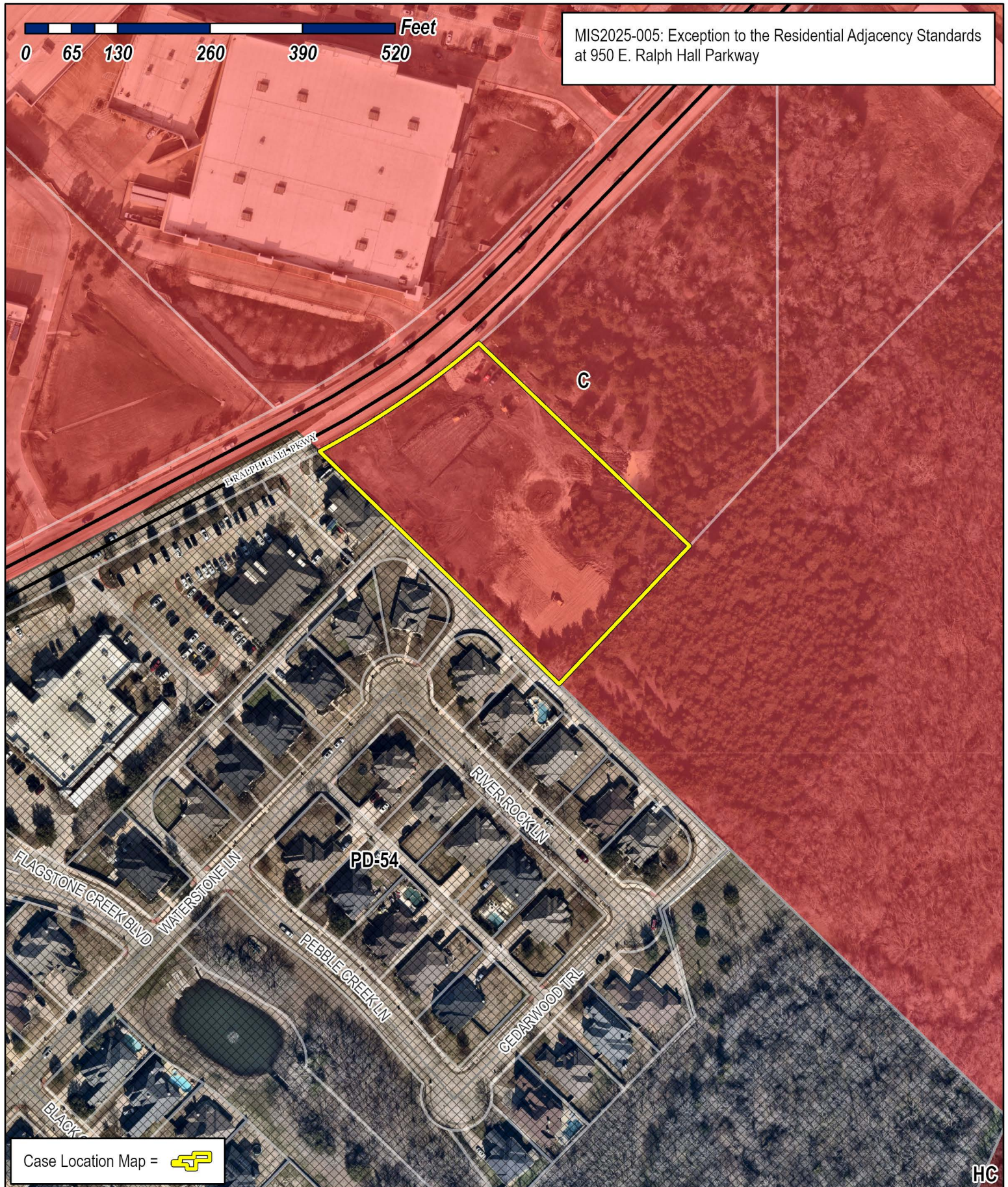
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jenny Marie Brown


12/15/26

MY COMMISSION EXPIRES



MIS2025-005: Exception to the Residential Adjacency Standards at 950 E. Ralph Hall Parkway



Case Location Map = 

HC



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







February 06, 2025

City Planner  
Planning & Zoning Department  
City of Rockwall  
385 S. Goliad St  
Rockwall, Texas 75087

**Re: Variance Request for Screening from Residential – Pinnacle Montessori Academy of Rockwall at 950 & 962 E Ralph Hall Pkwy, Rockwall, TX (SP2024-14)**

As part of the Site Plan for the above-mentioned project, we are proposing a change in the screening wall between our development and the adjacent residential property located south of this project. Following UDC Guidelines, Article 8, Section 05.02 (B), we are proposing an acceptable alternative to the masonry by installing a wrought iron fence with three (3) tiered vegetative screening.

Our mission is to promote green design across all our schools. A wrought iron fence will provide better air circulation, the three (3) tiered vegetative screening will serve as a sound barrier and also offer a more aesthetically pleasing view while still maintaining boundary definition and privacy. Landscaping with trees and shrubs contributes to better air quality and water absorption, reducing runoff compared to an impervious masonry structure. Additionally, an iron fence with landscape buffer is easier to maintain, and repair compared to a brick masonry wall. Any savings from this initiative will be invested in better playground equipment.

For replacing the masonry wall with the wrought iron fence, we are proposing the following option available per UDC guidelines:

Wrought iron fence of minimum six (6) feet in height on property line and three (3) tiered vegetative screening in 20 feet landscape buffer. The 20 feet landscape buffer will be of two (2) rows of evergreen accent trees 20 feet offset and canopy trees at 20 feet center to center.

We have revised our site plan and the landscape plan following the UDC Guidelines to ensure proper screening from the residential property.

As our proposal is within the guidelines of the UDC and not expected to have any adverse impact on project aesthetics, the quality of life and the surrounding environment, we request the City to grant us the variance. We would also like to receive City's input about which of the above two options would be preferable.

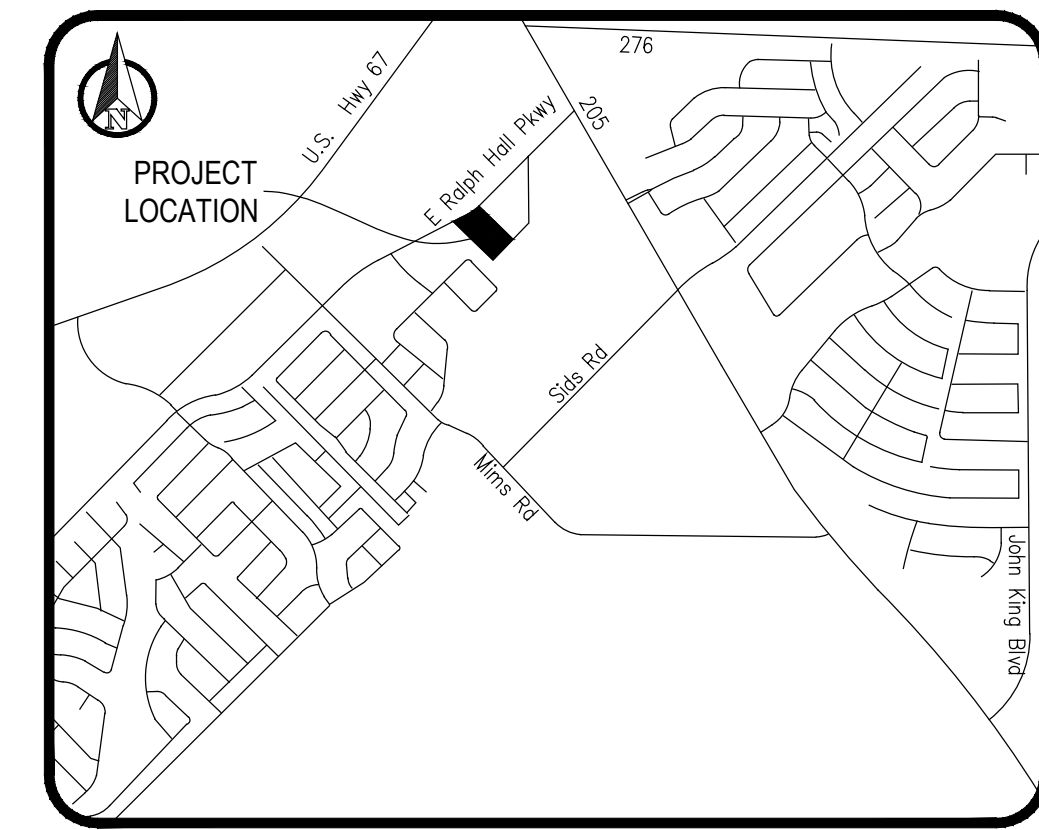
Please let us know if you have any questions or need further clarifications.

Sincerely,

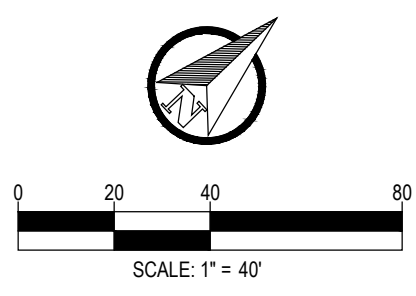
Global Civil Solutions, LLC.

A handwritten signature in black ink that reads 'Firoze Shams'.

Firoze Shams, PE, PTOE  
President



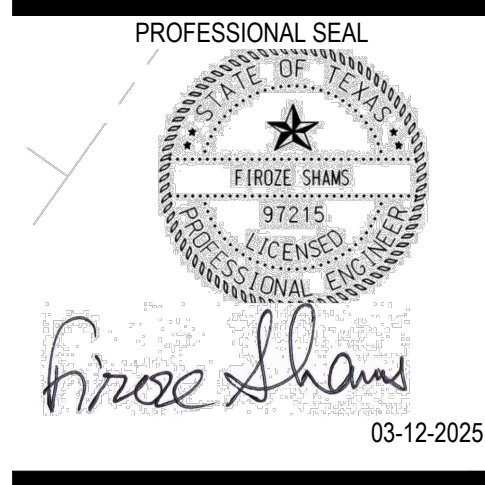
LOCATION MAP  
1" = 100'



**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	07/26/24	THE CITY COMMENTS
2	04/09/24	THE CITY COMMENTS
3	03/12/25	REVISED RIPRAP, RETAINING WALL, & SCREEN WALL



CLIENT INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
DRIVE  
950 E. AND 962 E. RALPH HALL PARKWAY AND PLAZA  
ROCKWALL, TEXAS 75082

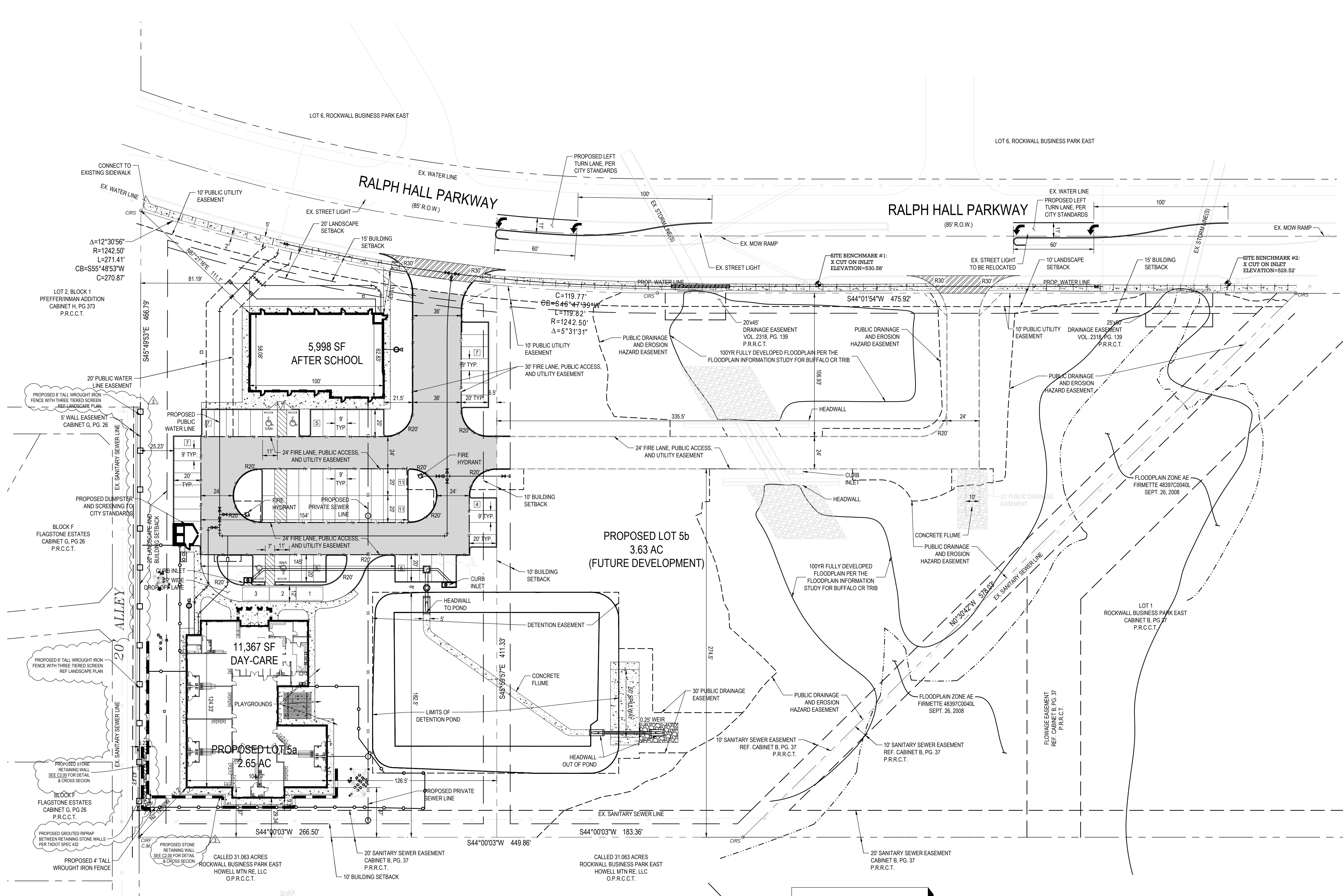
SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**C1.00**

ISSUE DATE: 03-12-2025



**RESPONSIBILITY NOTES**  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**ZONING DATA**

ZONING:	C <sup>1</sup> COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

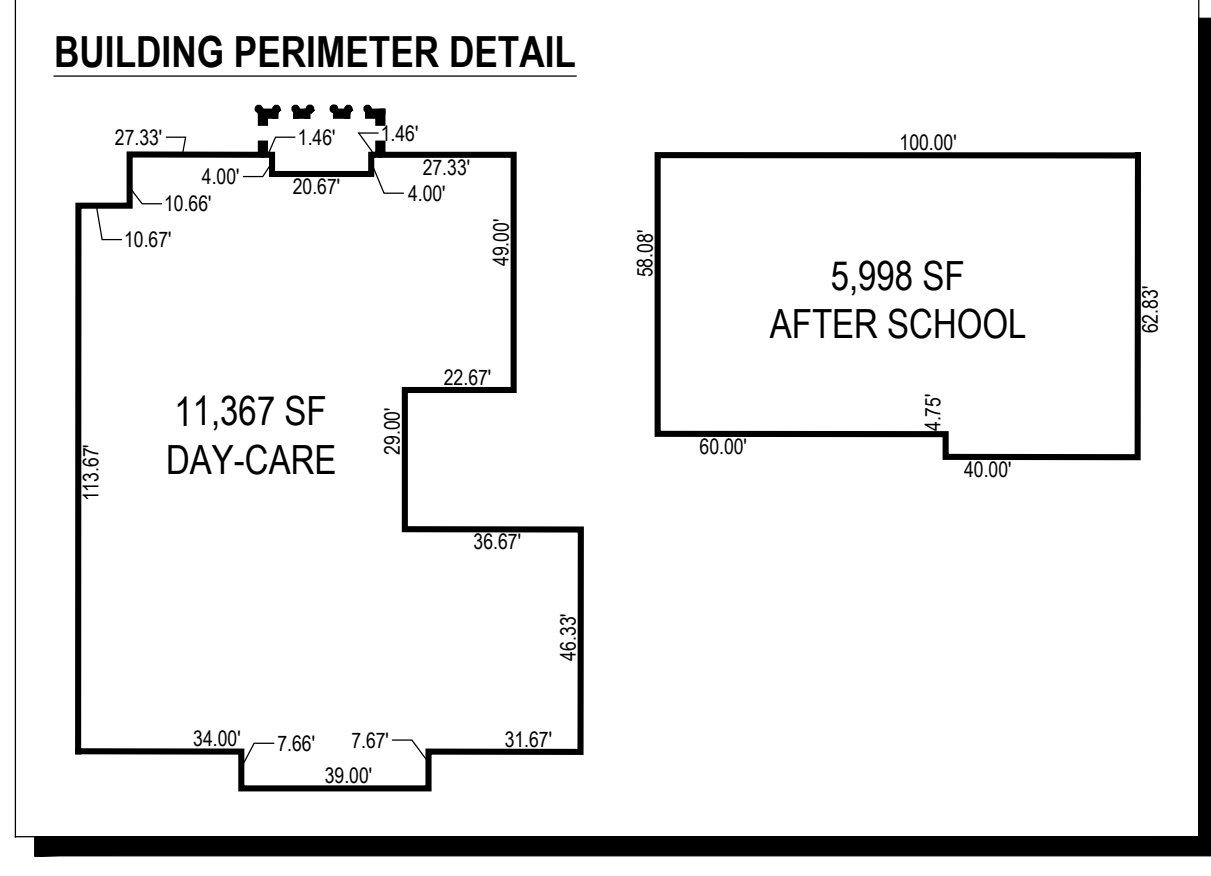
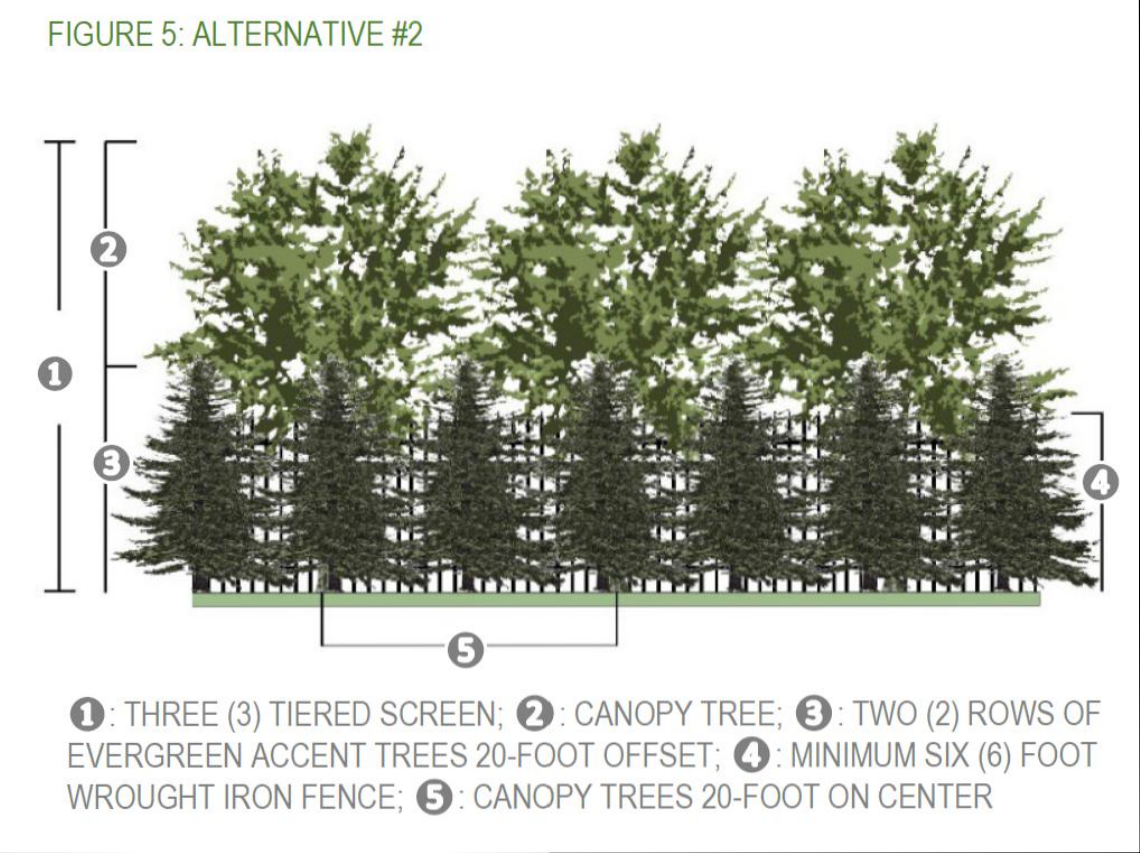
**SITE DATA**

LOT AREA (PROPOSED LOT 5a)	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

**PARKING DATA**

DAY-CARE:	38 SPACES REQUIRED
1 SPACE PER 300 SF	
RETAIL/OFFICE:	24 SPACES REQUIRED
1 SPACE/250 SQUARE FEET	
TOTAL SPACES REQUIRED:	62 SPACES REQUIRED
TOTAL SPACES PROVIDED:	62 SPACES PROVIDED
HANDICAP SPACES REQUIRED:	3 SPACES REQUIRED
VAN SPACES REQUIRED:	1 SPACE REQUIRED

(2) **Alternative #2.** A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.



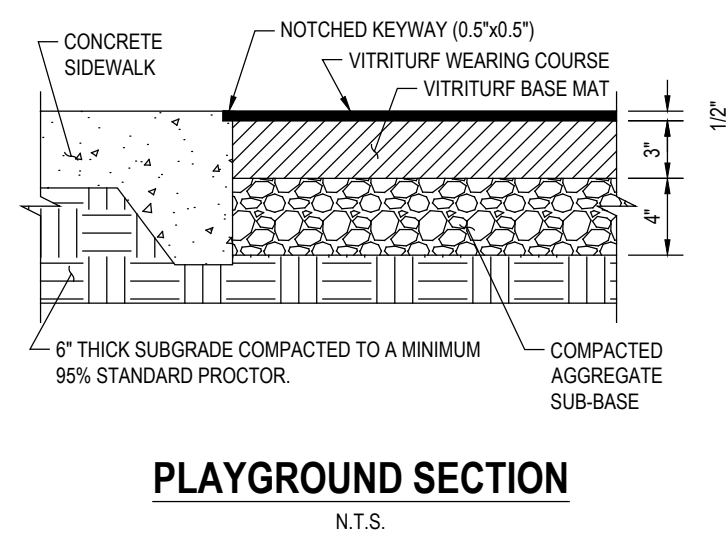
**PAVING LEGEND**

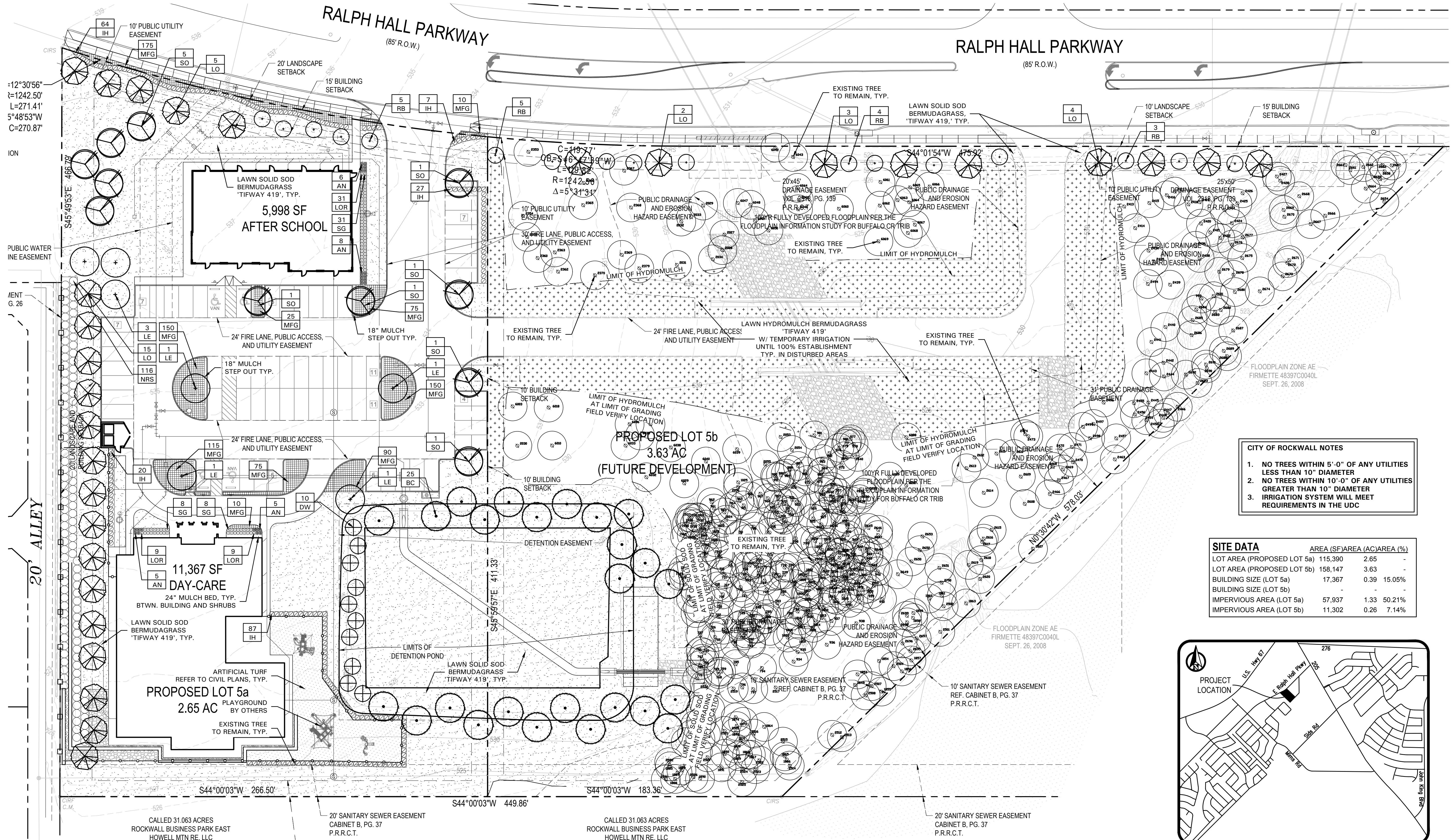
- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- 10' PUBLIC R.O.W. CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SCREEN WALL
- PARKING COUNT

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
  - REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
  - FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
  - ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
  - MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.





12°30'56"  
 1242.50'  
 L=271.41'  
 5°48'53"W  
 C=270.87'

ION

PUBLIC WATER  
LINE EASEMENT

JENNT  
G. 26

20' ALLEY

5,998 SF  
AFTER SCHOOL

11,367 SF  
DAY-CARE

PROPOSED LOT 5a  
2.65 AC  
PLAYGROUND  
BY OTHERS

PROPOSED LOT 5b  
3.63 AC  
(FUTURE DEVELOPMENT)

CALLED 31.063 ACRES  
 ROCKWALL BUSINESS PARK EAST  
 HOWELL MTN RE. LLC

20' SANITARY SEWER EASEMENT  
 CABINET B, PG. 37  
 P.R.R.C.T.

CALLED 31.063 ACRES  
 ROCKWALL BUSINESS PARK EAST  
 HOWELL MTN RE. LLC

20' SANITARY SEWER EASEMENT  
 CABINET B, PG. 37  
 P.R.R.C.T.

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
<b>TREES</b>						
BC	<i>Taxodium distichum</i>	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
DW	<i>Desert Willow</i>	Desert Willow	Accent	10	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	Canopy	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	Canopy	29	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	<i>Carcis canadensis 'Oklahoma'</i>	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
<b>SHRUBS/GROUND COVER</b>						
AN	<i>Juniperus tobrata 'Andorra'</i>	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'		205	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly		116	7 gal.	container full to base, 36" ht., 60" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass		875	1 gal.	container full, 24" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	<i>Cynodon dactylon x C. transvaalensis</i>	Tahoma 31 Bermudagrass				refer to notes
				Total Canopy Trees:	72	
				Total Accent Trees:	27	

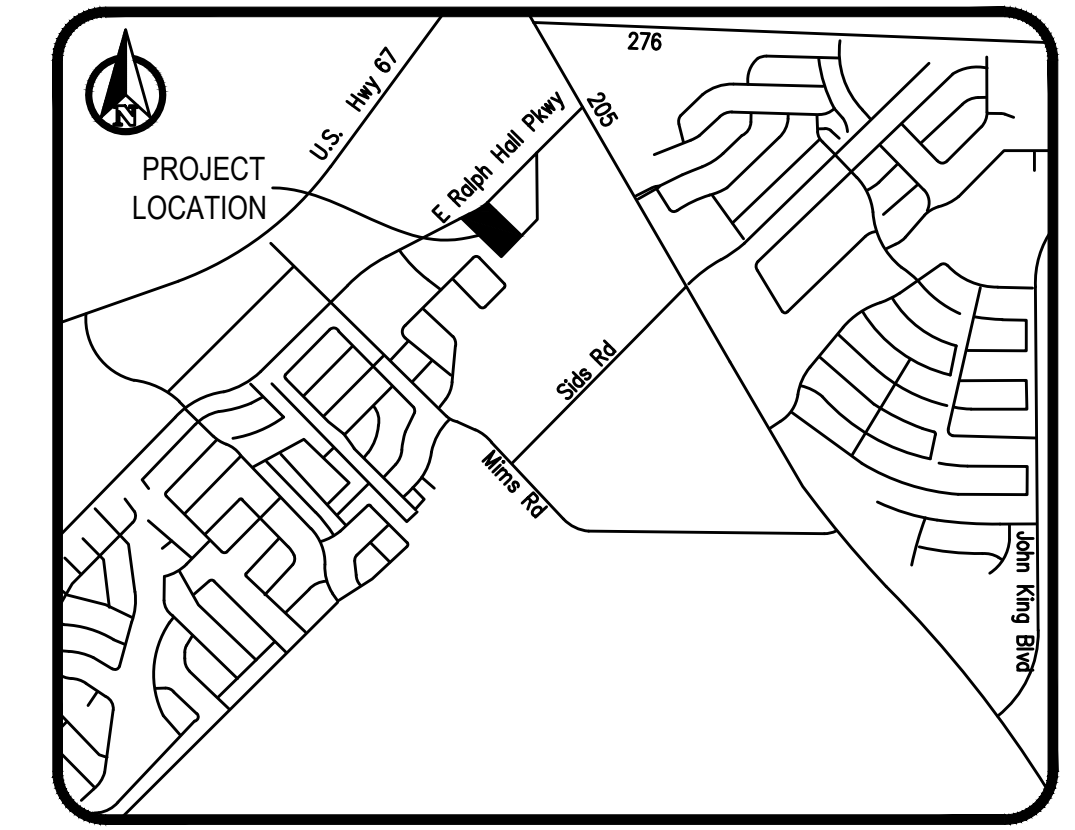
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
 ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

**CITY OF ROCKWALL NOTES**

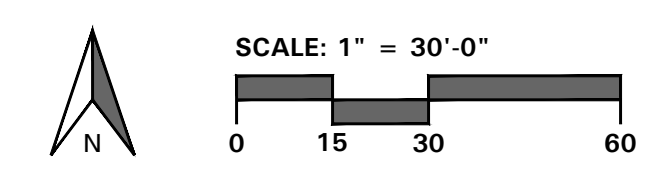
- NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

**SITE DATA**

	AREA (SFI)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



**PROJECT NAME:** PINNACLE MONTESSORI ROCKWALL  
**EXISTING LEGAL DESCRIPTION:** LOT 5A, ROCKWALL BUSINESS PARK EAST  
**CASE NUMBER:** P2022-006  
**CURRENT OWNER:** BUFFALO COUNTRY PROPERTIES LLC,  
 ATTN: RAJESH MALVIYA  
 12050 RESEARCH ROAD, #9305  
 FRISCO, TX 75033  
**DEVELOPER:** SRC LAND BUILDING AND REAL ESTATE LLC  
 811 S. CENTRAL EXPRESSWAY, SUITE 306  
 RICHARDSON, TX 75080



**BELLE FIRMA**  
 12801 N. Central Expy  
 Suite 1760  
 Dallas, Texas 75243  
 (214) 865-7192

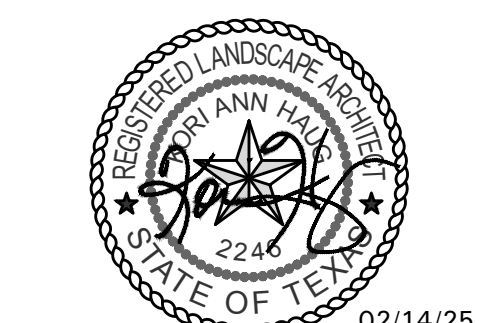
**OMEGA DESIGN, LLC**  
 811 S. CENTRAL EXPRESSWAY  
 SUITE 306  
 RICHARDSON, TX 75080

BPFE FIRM NO. F-20145

**REVISIONS**

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments

PROFESSIONAL SEAL



OWNER INFORMATION

**Lakeside Kids, LLC**  
 5909 Beth Drive  
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
 ACADEMY ROCKWALL**  
 E. RALPH HALL PARKWAY AND PLAZA DRIVE  
 ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

**L2.01**

ISSUE DATE: 03-20-2020

PROJECT NUMBER: PM032

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**GENERAL LAWN NOTES**

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**HYDROMULCH NOTES**

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE' AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS - Lot 5a**  
*THE CITY OF ROCKWALL, TEXAS*

- NON-RESIDENTIAL R.O.W. BUFFER**
1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f., to include groundcover, berm, and shrubbery
- |                              |                    |          |
|------------------------------|--------------------|----------|
| RALPH HALL PARKWAY: 272 i.f. | Required           | Provided |
| 10' wide buffer              | 20' wide buffer    |          |
| (5) trees, 4" cal.           | (5) trees, 4" cal. |          |
| (5) accent trees             | (5) accent trees   |          |
- RESIDENTIAL BUFFER**
1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) i.f. and two (2) rows of large shrubs.
- |                                 |                            |          |
|---------------------------------|----------------------------|----------|
| Residential Adjacency: 320 i.f. | Required                   | Provided |
| 20' wide buffer                 | 20' wide buffer            |          |
| (16) trees, 4" cal.             | (16) trees, 4" cal.        |          |
| double of large shrubs          | double row of large shrubs |          |
- PARKING LOT LANDSCAPING**
1. Five (5%) percent of the interior parking lot shall be landscape.
  2. One tree per ten (10) spaces for lots over 20,000 s.f.
- Total interior parking lot area: 23,764 s.f.  
Total parking spaces: 61 spaces
- |                    |                     |
|--------------------|---------------------|
| Required           | Provided            |
| 1,188 s.f. (5%)    | 5,104 s.f.          |
| (7) trees, 4" cal. | (12) trees, 4" cal. |

- SITE LANDSCAPING**
1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
  2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.
- Total site: 273,538 s.f.
- |                   |                   |
|-------------------|-------------------|
| Required          | Provided          |
| 41,031 s.f. (15%) | 56,069 s.f. (20%) |
| 20,516 s.f. (50%) | 24,603 s.f. (60%) |

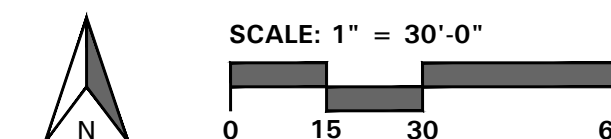
- DETENTION BASIN LANDSCAPING**
1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.
- Detention Basin Area: 8,051 s.f.
- |                     |                     |
|---------------------|---------------------|
| Required            | Provided            |
| (10) trees, 4" cal. | (10) trees, 4" cal. |
| (10) accent trees   | (10) accent trees   |

**LANDSCAPE TABULATIONS - Lot 5b**  
*THE CITY OF ROCKWALL, TEXAS*

- NON-RESIDENTIAL R.O.W. BUFFER**
1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f.
- |                              |                    |          |
|------------------------------|--------------------|----------|
| RALPH HALL PARKWAY: 596 i.f. | Required           | Provided |
| 10' wide buffer              | 10' wide buffer    |          |
| (12) trees, 4" cal.          | (9) trees, 4" cal. |          |
| (12) accent trees            | (12) accent trees  |          |
|                              | (3) existing trees |          |

**CITY OF ROCKWALL NOTES**

1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
2. NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC



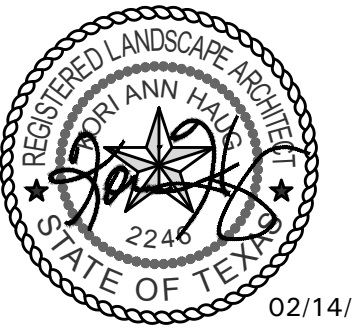
12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments

PROFESSIONAL SEAL



OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

PROJECT NUMBER: PM4032

SHEET TITLE

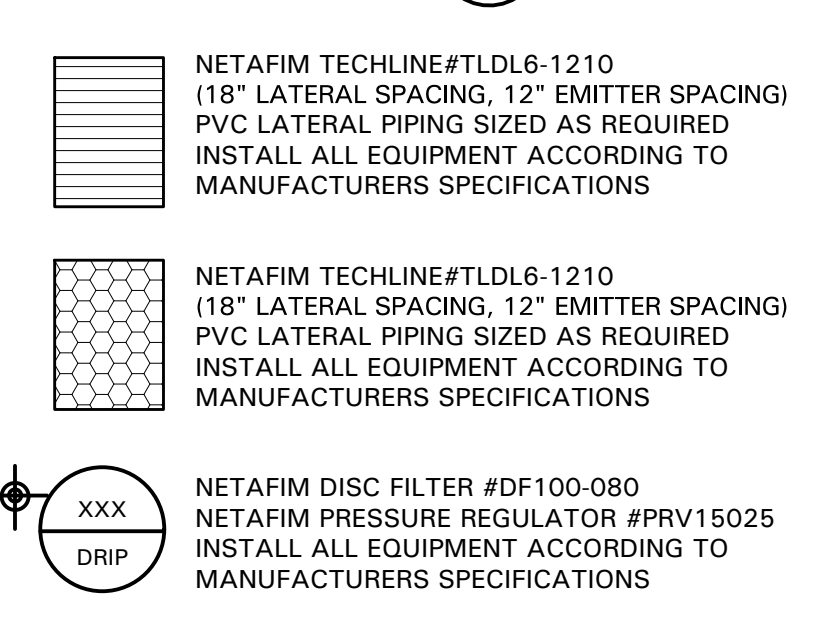
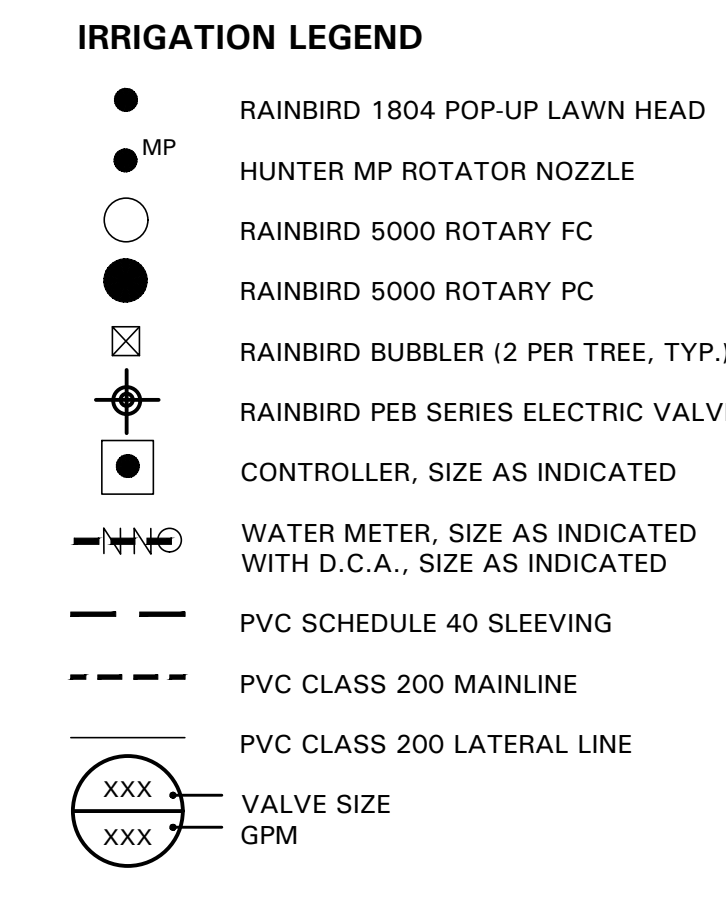
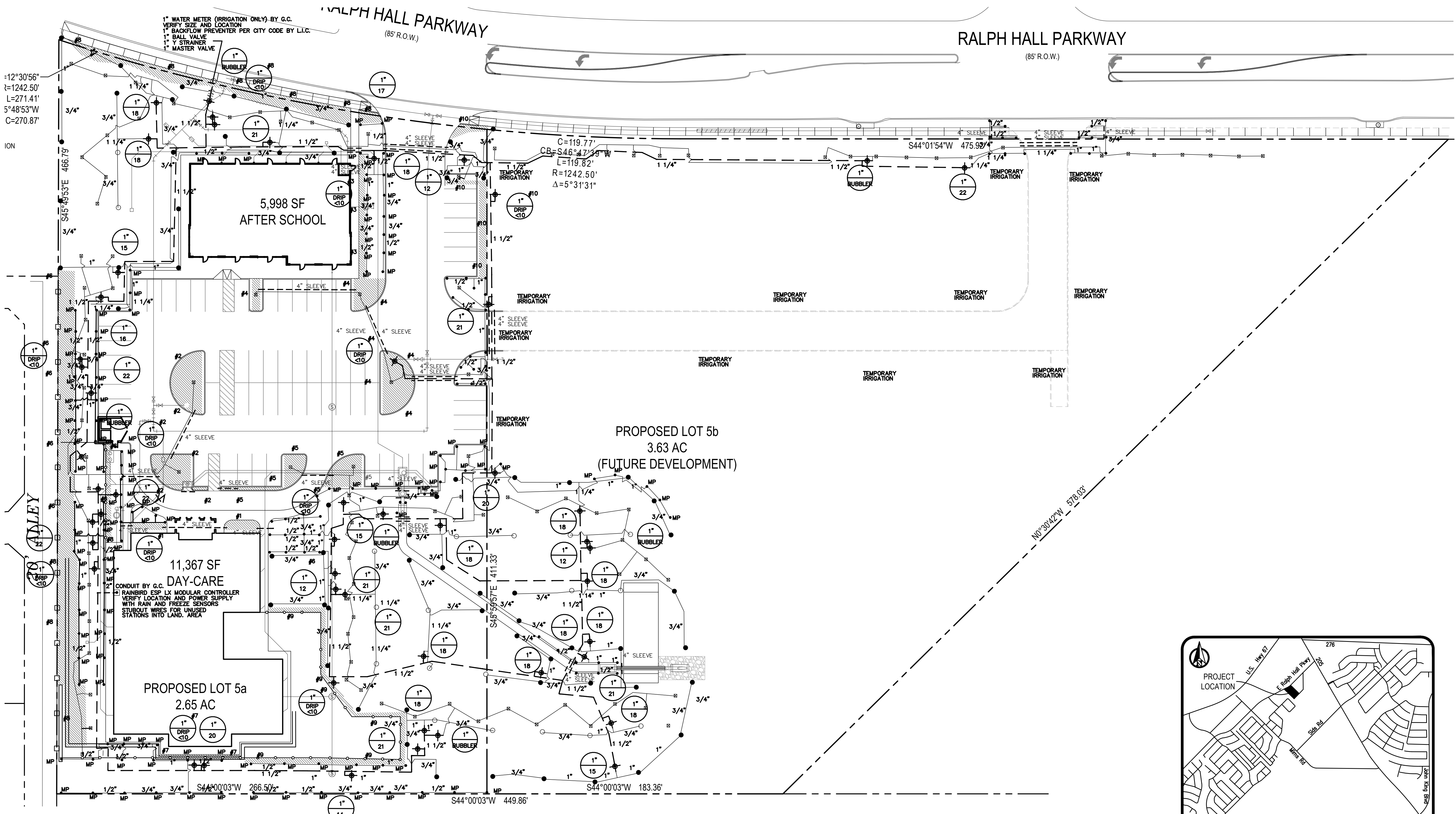
**LANDSCAPE NOTES**

SHEET NUMBER

**L2.02**

ISSUE DATE: 03-20-2020



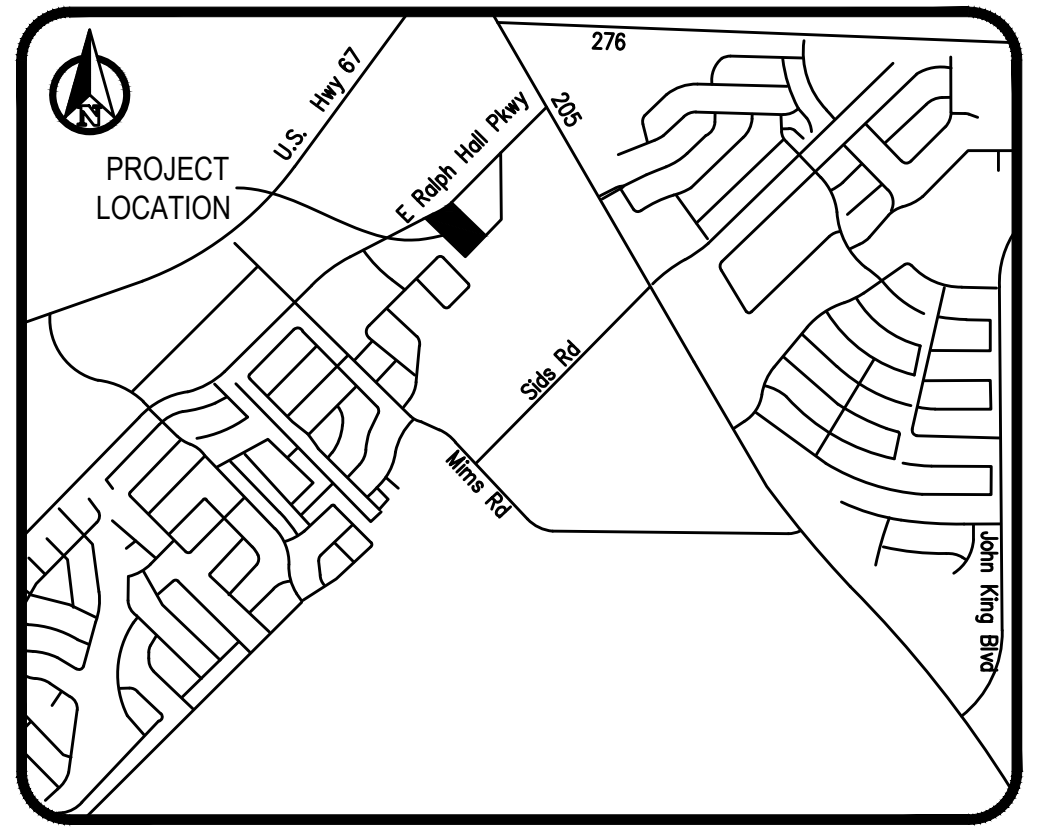
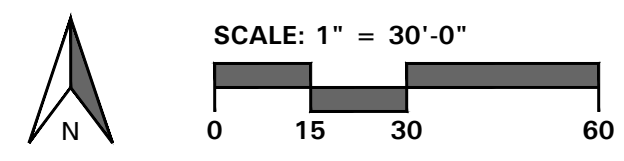


**BUBBLER PIPING CHART**

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	3/4"
6 - 10	1"
11 - 20	1 1/4"
21 - 30	1 1/2"
31 - 40	2"

- IRRIGATION NOTES**
- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
  - ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
  - TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.

- ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES, RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- THE DESIGN PRESSURE IS 65 PSI.
- ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
- IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
- TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.
- NOZZLES SHALL BE RAINBIRD PLASTIC, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
- ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
- ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.



<b>PROJECT NAME:</b>	PINNACLE MONTESSORI ROCKWALL
<b>EXISTING LEGAL DESCRIPTION:</b>	LOT 5A, ROCKWALL BUSINESS PARK EAST
<b>CASE NUMBER:</b>	P2022-006
<b>CURRENT OWNER:</b>	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
<b>DEVELOPER:</b>	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

**BELLE FIRMA**  
12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments

PROFESSIONAL SEAL

OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

SHEET TITLE

**IRRIGATION  
PLAN**

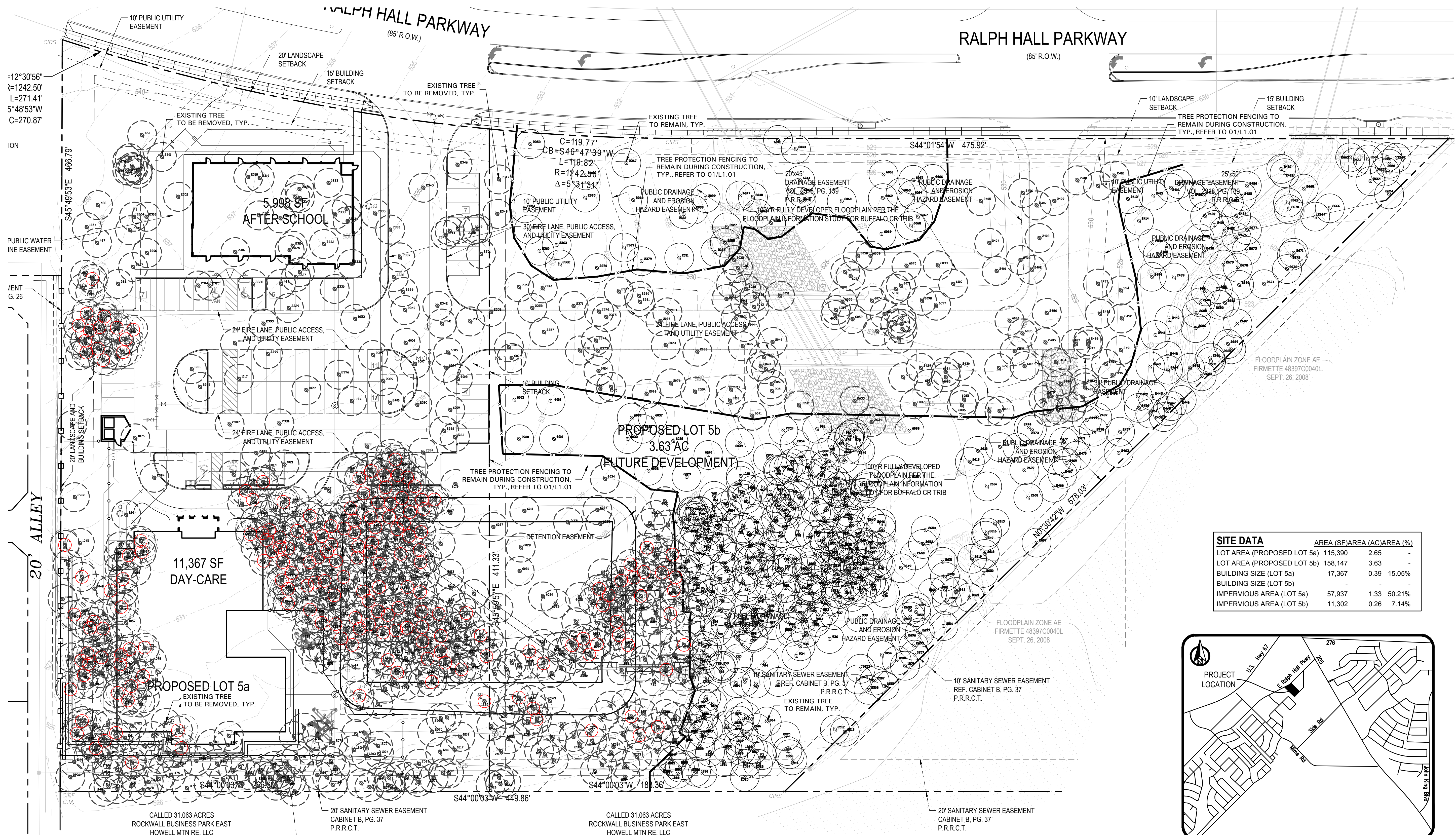
SHEET NUMBER

**L3.01**

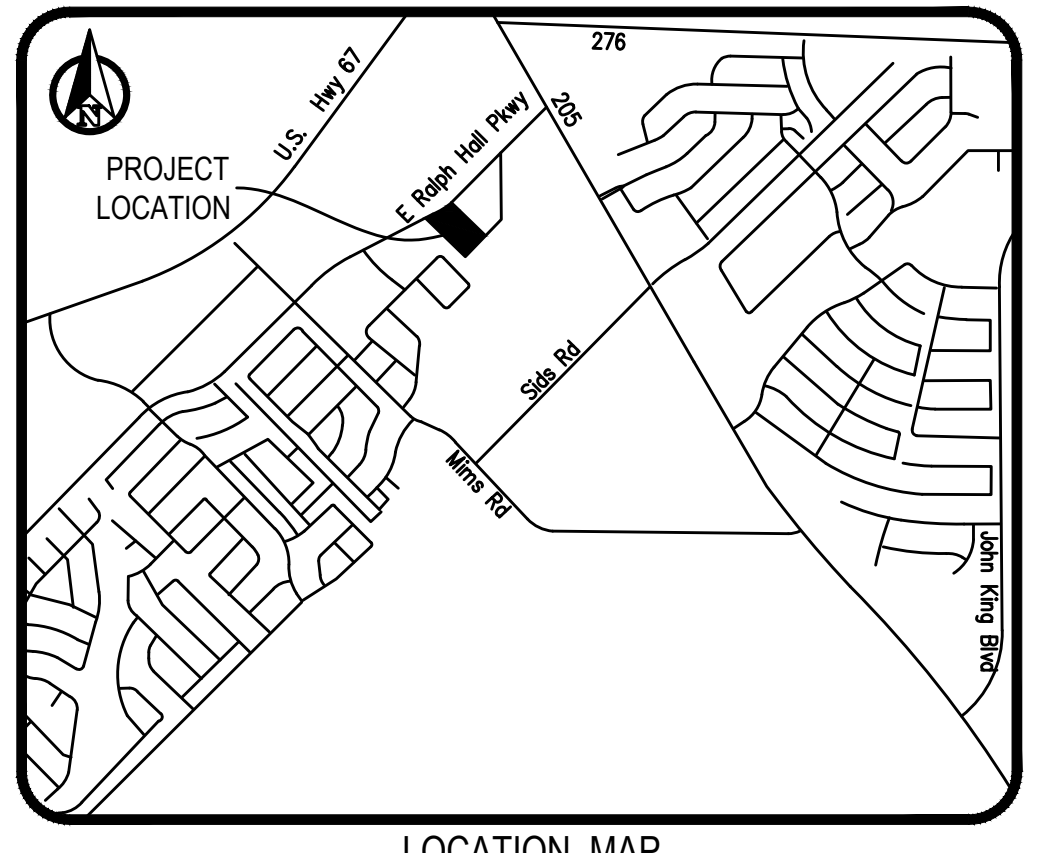
ISSUE DATE: 03-20-2020

PROJECT NUMBER: PMA032



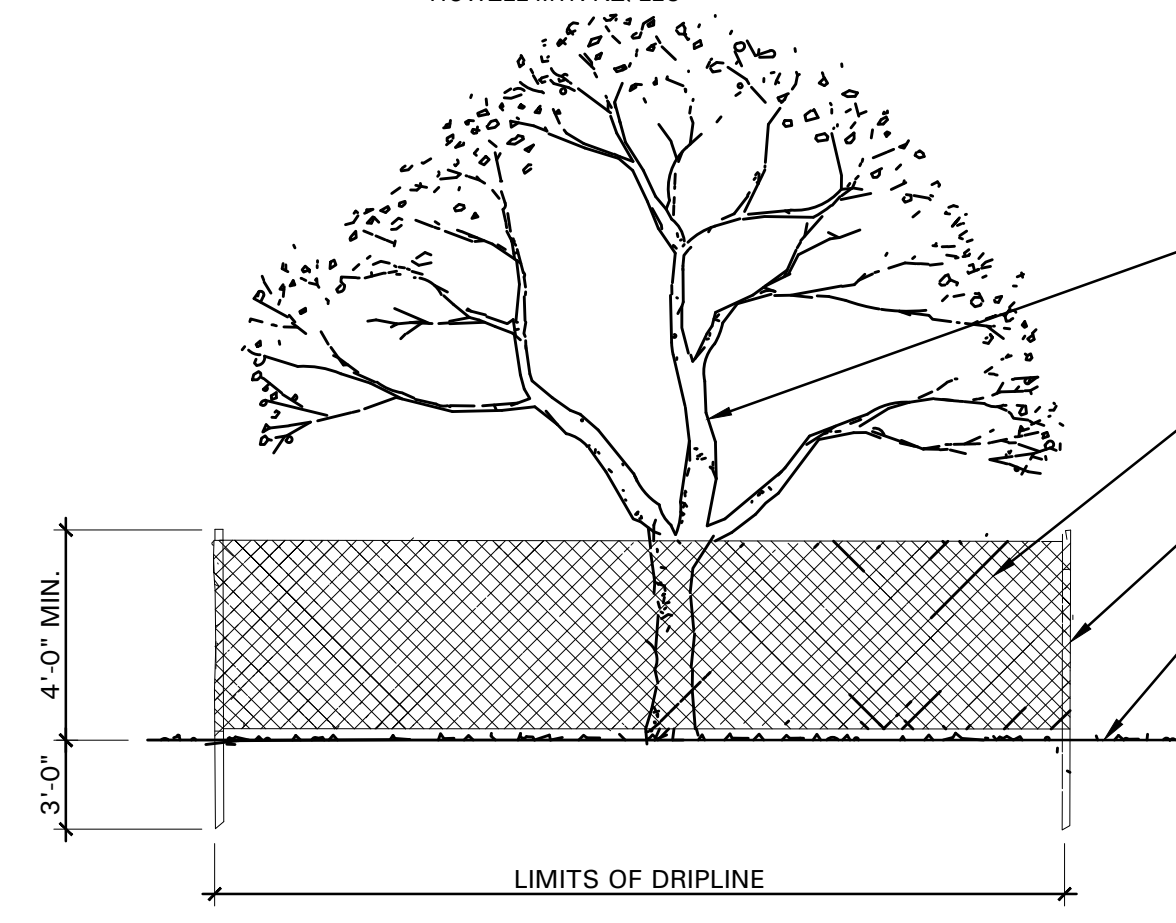


SITE DATA		
	AREA (SFI) AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65
LOT AREA (PROPOSED LOT 5b)	158,147	3.63
BUILDING SIZE (LOT 5a)	17,367	0.39 15.05%
BUILDING SIZE (LOT 5b)	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33 50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26 7.14%



**TREE PRESERVATION NOTES**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

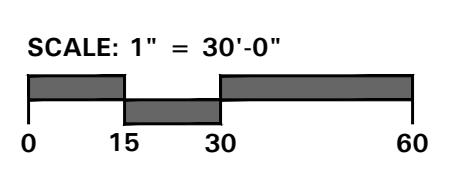


**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE

**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 8' CLEARANCE
- EXISTING TREE WITHIN 8' OF TREE TO BE REMOVED \*NO MITIGATION REQUIRED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

<b>PROJECT NAME:</b>	PINNACLE MONTESSORI ROCKWALL
<b>EXISTING LEGAL DESCRIPTION:</b>	LOT 5A, ROCKWALL BUSINESS PARK EAST
<b>CASE NUMBER:</b>	P2022-006
<b>CURRENT OWNER:</b>	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
<b>DEVELOPER:</b>	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

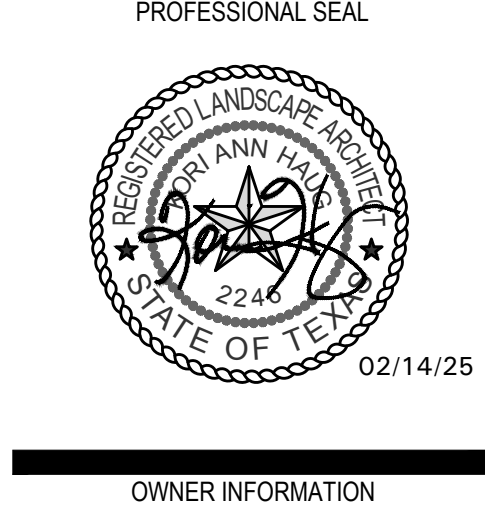


12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

BPFE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

SHEET TITLE

**TREE PRESERVATION PLAN**

SHEET NUMBER

**L1.01**

ISSUE DATE: 03-20-2020













# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission

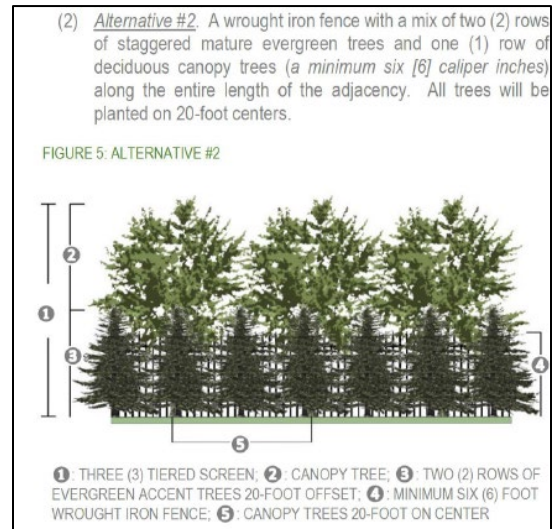
**FROM:** Bethany Ross; *Planner*

**DATE:** March 25, 2025

**SUBJECT:** MIS2025-005; *Exception to the Residential Adjacency Standards*

On August 13, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-014] for a *Retail Building and Daycare Facility* on an 2.649-acre parcel of land (*i.e. Lot 13, Rockwall Business Park East Addition*) located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205]. As part of the site plan case, the Planning and Zoning Commission granted exceptions to the *Primary and Secondary Articulation Requirements* of the Unified Development Code (UDC). To off-set these requested exceptions, the applicant offered the following compensatory measures: [1] 21% stone on the strip retail building, [2] 30% stone on the daycare facility, [3] a 20-foot landscape buffer in lieu of the required ten (10) foot landscape buffer, and [4] additional landscaping above and beyond the minimum requirements.

On March 14, 2025, the applicant – *Dyanada Nevgi of SRV Land Building and Real Estate, LLC* -- submitted a development application requesting the approval of an *Exception* to the residential adjacency standards for the purpose of allowing three (3)-tiered screening in lieu of the originally approved masonry wall. According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers.” However, the UDC does provide an alternative, allowing the Planning and Zoning Commission to consider the use of three-tiered landscaping in such cases. In this instance, the applicant is proposing three (3)-tiered landscaping along the entire length of the residential adjacency.



**Figure 1:** Residential Adjacency Alternative #2

According to Subsection 09.01, *Exceptions to the General Standards*, “...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship.” The UDC further stipulates that a minimum of two compensatory measures must be provided for each exception requested to offset its potential impact. In this case, the applicant has not proposed any additional compensatory measures beyond the alternative landscaping method. The requested alternative for the use of three (3)-tiered landscaping along the adjacency does not appear to create a negative impact; however, exceptions are a discretionary decision for the Planning and Zoning Commission. In addition, exceptions require a supermajority vote (*i.e. a three-fourths vote of those members present*) for approval. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff will be available at the meeting on March 25, 2025.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 3/20/2025

PROJECT NUMBER: MIS2025-005  
PROJECT NAME: Exception to Residential Adjacency Standards  
SITE ADDRESS/LOCATIONS: 950 & 962 E. Ralph Hall

CASE CAPTION: Discuss and consider a request by Dnyanada Nevgi of SRC Land Building and Real Estate, LLC on behalf of Rajesh Malviya of Buffalo Country Properties, LLC for the approval of a Miscellaneous Request for an Exception to the Screening Requirements for Residential Adjacency for a 2.649-acre parcel of land identified as Lot 13, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 E. Ralph Hall Parkway, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/20/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/17/2025	Approved w/ Comments
03/17/2025: 1. Tahoma 31 is a great turfgrass with many benefits 2. Recommend that the playground equipment and installation is IPEMA certified 03/17/2025: Tree mitigation approved			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/19/2025	Approved

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Request for an Exception to the Screening Requirements for Residential Adjacency for a 2.649-acre parcel of land identified as Lot 13, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and addressed as 950 E. Ralph Hall Parkway.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

I.3 According to Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative the code does allow the Planning and Zoning Commission to consider the use of three (3) tiered landscaping along the adjacency. In this case, the applicant is providing three (3) tiered landscaping along the adjacency.

I.4 According to Subsection 09.01, Exceptions to the General Standards, "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." To request an exception the code goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In this case the applicant has not provided any subsequent compensatory measures.

1.5 According to Subsection 08.02, General Fence Standards, "PVC mesh (i.e. tennis court mesh/windscreen) or other materials or appurtenances (e.g. slats, bamboo, mesh netting, fake or artificial plants or patterned material, signage, banners, etc.) intended to provide screening that are affixed to wrought iron, decorative metal, chain-link or semi-transparent fencing shall be prohibited."

I.6 Please note that a supermajority vote (i.e. a three-fourths vote of those members present) is required for the approval of an exception.

I.7 Please note the scheduled meeting for this case will be held on March 25, 2025 at 6:00 PM in the City Hall Council Chambers. Please also note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 950 & 962 E. Ralph Hall Pkwy. Rockwall, TX 75032

SUBDIVISION ROCKWALL BUSINESS PARK EAST

LOT 13 BLOCK

GENERAL LOCATION RALPH HALL PKWY, TX

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C CURRENT USE C

PROPOSED ZONING PROPOSED USE

ACREAGE 2.649 LOTS [CURRENT] 1 LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER BUFFALO COUNTRY PROPERTIES LLC

APPLICANT SRC Land Building and Real Estate LLC.

CONTACT PERSON Rajesh Malviya

CONTACT PERSON Dnyanada Nevgi

ADDRESS 12050 Research Rd  
#9305

ADDRESS 811 S Central Expressway, Suite 306

CITY, STATE & ZIP Frisco, TX 75033

CITY, STATE & ZIP Richardson, TX- 75080

PHONE 214-454-6944

PHONE 214-396-3737

E-MAIL nrmalviya@yahoo.com

E-MAIL pm@srlandbuilding.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mona Agarwal [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF March, 2025

OWNER'S SIGNATURE Mona Agarwal

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jenny Marie Brown

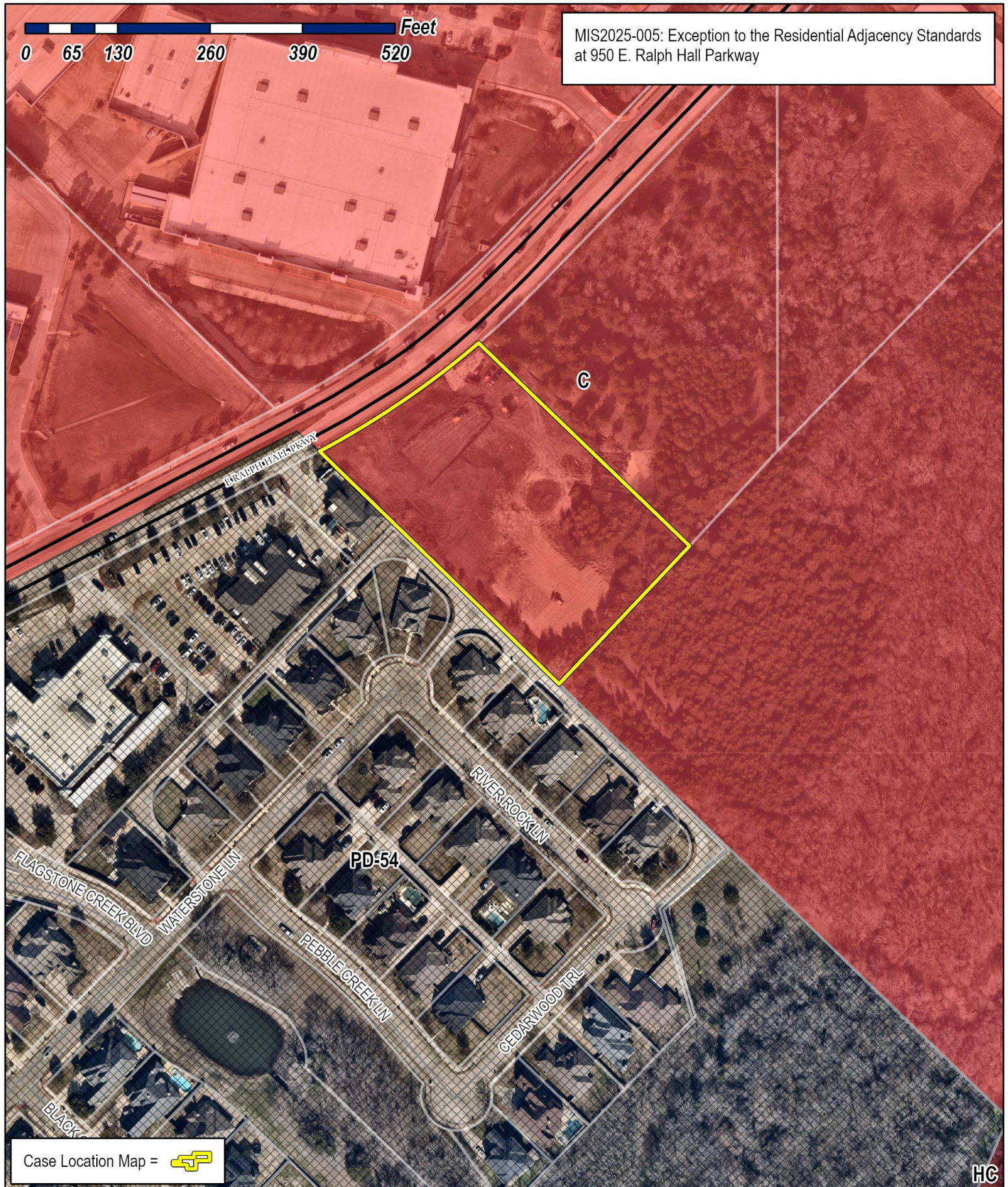
12/15/26


MY COMMISSION EXPIRES





MIS2025-005: Exception to the Residential Adjacency Standards at 950 E. Ralph Hall Parkway



Case Location Map = 

HC



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





February 06, 2025

City Planner  
Planning & Zoning Department  
City of Rockwall  
385 S. Goliad St  
Rockwall, Texas 75087

**Re: Variance Request for Screening from Residential – Pinnacle Montessori Academy of Rockwall at 950 & 962 E Ralph Hall Pkwy, Rockwall, TX (SP2024-14)**

As part of the Site Plan for the above-mentioned project, we are proposing a change in the screening wall between our development and the adjacent residential property located south of this project. Following UDC Guidelines, Article 8, Section 05.02 (B), we are proposing an acceptable alternative to the masonry by installing a wrought iron fence with three (3) tiered vegetative screening.

Our mission is to promote green design across all our schools. A wrought iron fence will provide better air circulation, the three (3) tiered vegetative screening will serve as a sound barrier and also offer a more aesthetically pleasing view while still maintaining boundary definition and privacy. Landscaping with trees and shrubs contributes to better air quality and water absorption, reducing runoff compared to an impervious masonry structure. Additionally, an iron fence with landscape buffer is easier to maintain, and repair compared to a brick masonry wall. Any savings from this initiative will be invested in better playground equipment.

For replacing the masonry wall with the wrought iron fence, we are proposing the following option available per UDC guidelines:

Wrought iron fence of minimum six (6) feet in height on property line and three (3) tiered vegetative screening in 20 feet landscape buffer. The 20 feet landscape buffer will be of two (2) rows of evergreen accent trees 20 feet offset and canopy trees at 20 feet center to center.

We have revised our site plan and the landscape plan following the UDC Guidelines to ensure proper screening from the residential property.

As our proposal is within the guidelines of the UDC and not expected to have any adverse impact on project aesthetics, the quality of life and the surrounding environment, we request the City to grant us the variance. We would also like to receive City's input about which of the above two options would be preferable.

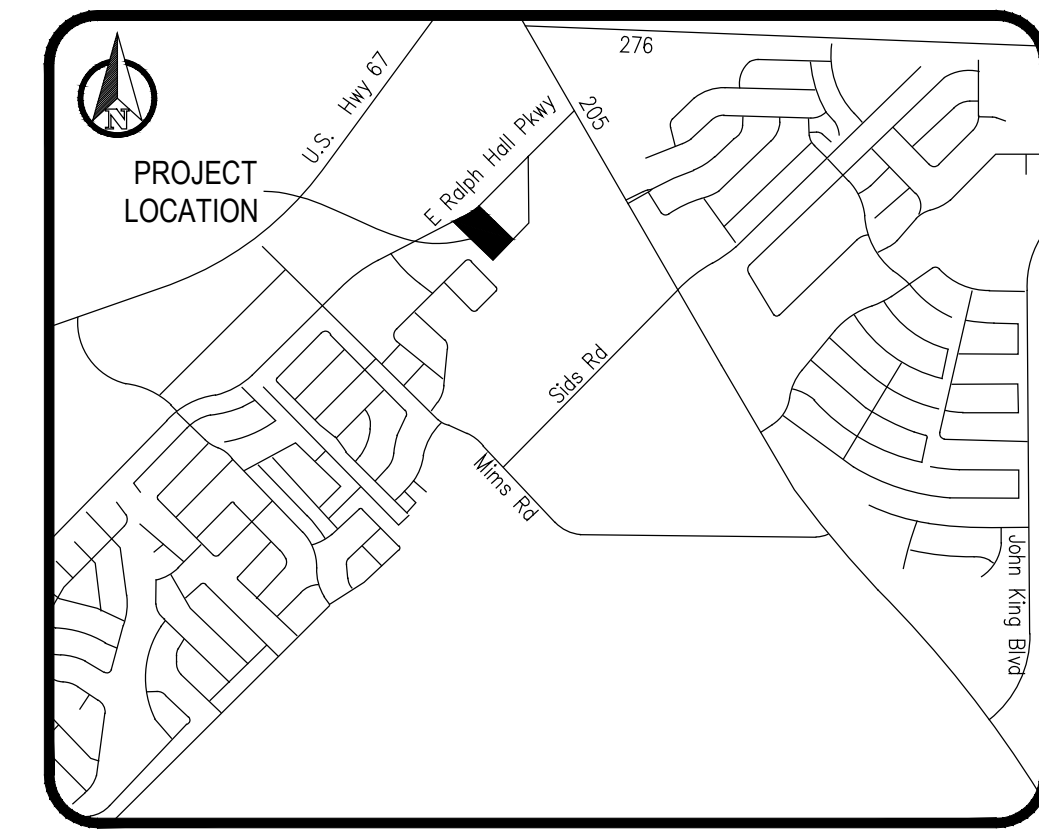
Please let us know if you have any questions or need further clarifications.

Sincerely,

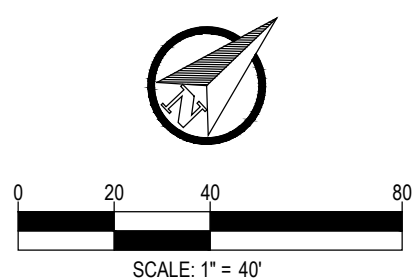
Global Civil Solutions, LLC.

A handwritten signature in black ink that reads 'Firoze Shams'.

Firoze Shams, PE, PTOE  
President



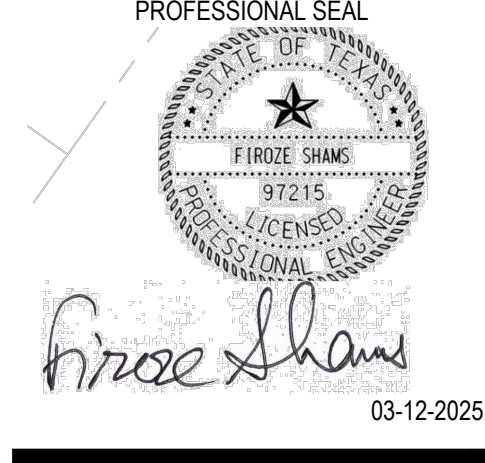
LOCATION MAP  
1" = 100'



**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	07/26/24	THE CITY COMMENTS
2	04/09/24	THE CITY COMMENTS
3	03/12/25	REVISED RIPRAP, RETAINING WALL, & SCREEN WALL



CLIENT INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
DRIVE  
950 E. AND 962 E. RALPH HALL PARKWAY AND PLAZA  
ROCKWALL, TEXAS 75082

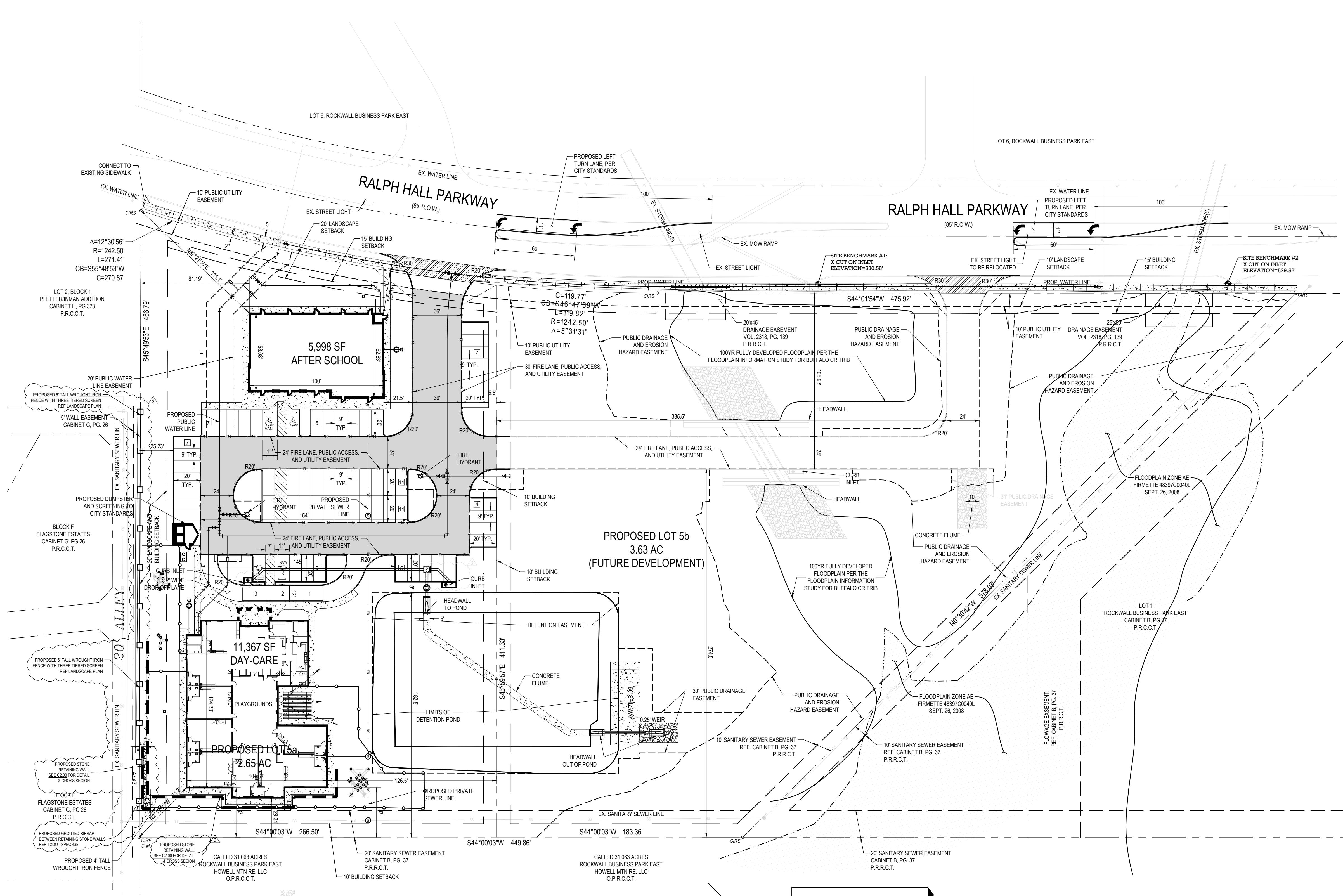
SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**C1.00**

ISSUE DATE: 03-12-2025



**RESPONSIBILITY NOTES**  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**ZONING DATA**

ZONING:	"C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

**SITE DATA**

LOT AREA (PROPOSED LOT 5a)	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

**PARKING DATA**

DAY-CARE:	38 SPACES REQUIRED
1 SPACE PER 300 SF	
RETAIL/OFFICE:	24 SPACES REQUIRED
1 SPACE/250 SQUARE FEET	
TOTAL SPACES REQUIRED:	62 SPACES REQUIRED
TOTAL SPACES PROVIDED:	62 SPACES PROVIDED
HANDICAP SPACES REQUIRED:	3 SPACES REQUIRED
VAN SPACES REQUIRED:	1 SPACE REQUIRED

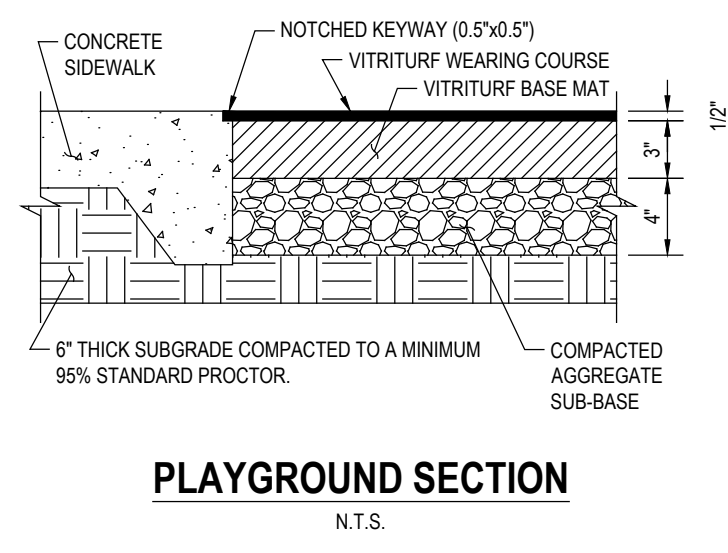
**PAVING LEGEND**

- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- 10' PUBLIC R.O.W. CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
  - REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
  - FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
  - ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
  - MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SCREEN WALL
- PARKING COUNT

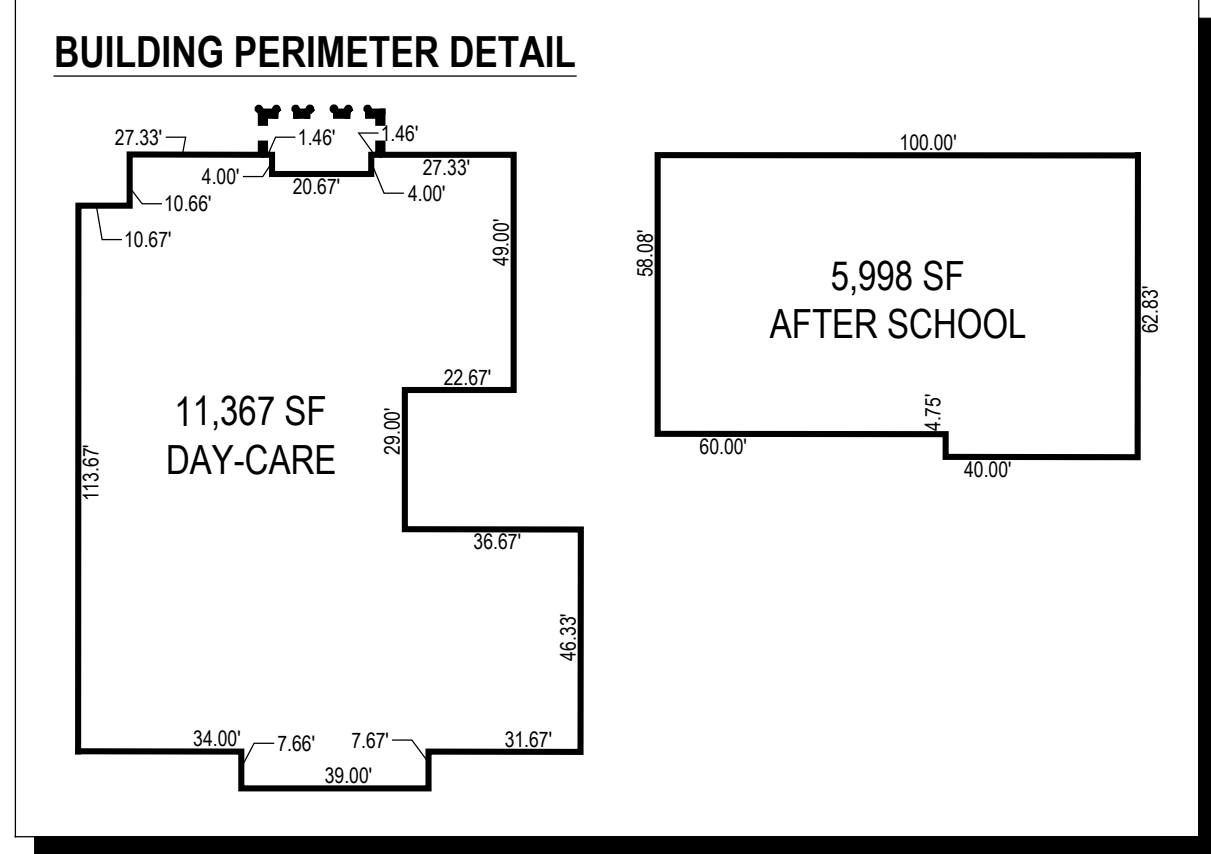


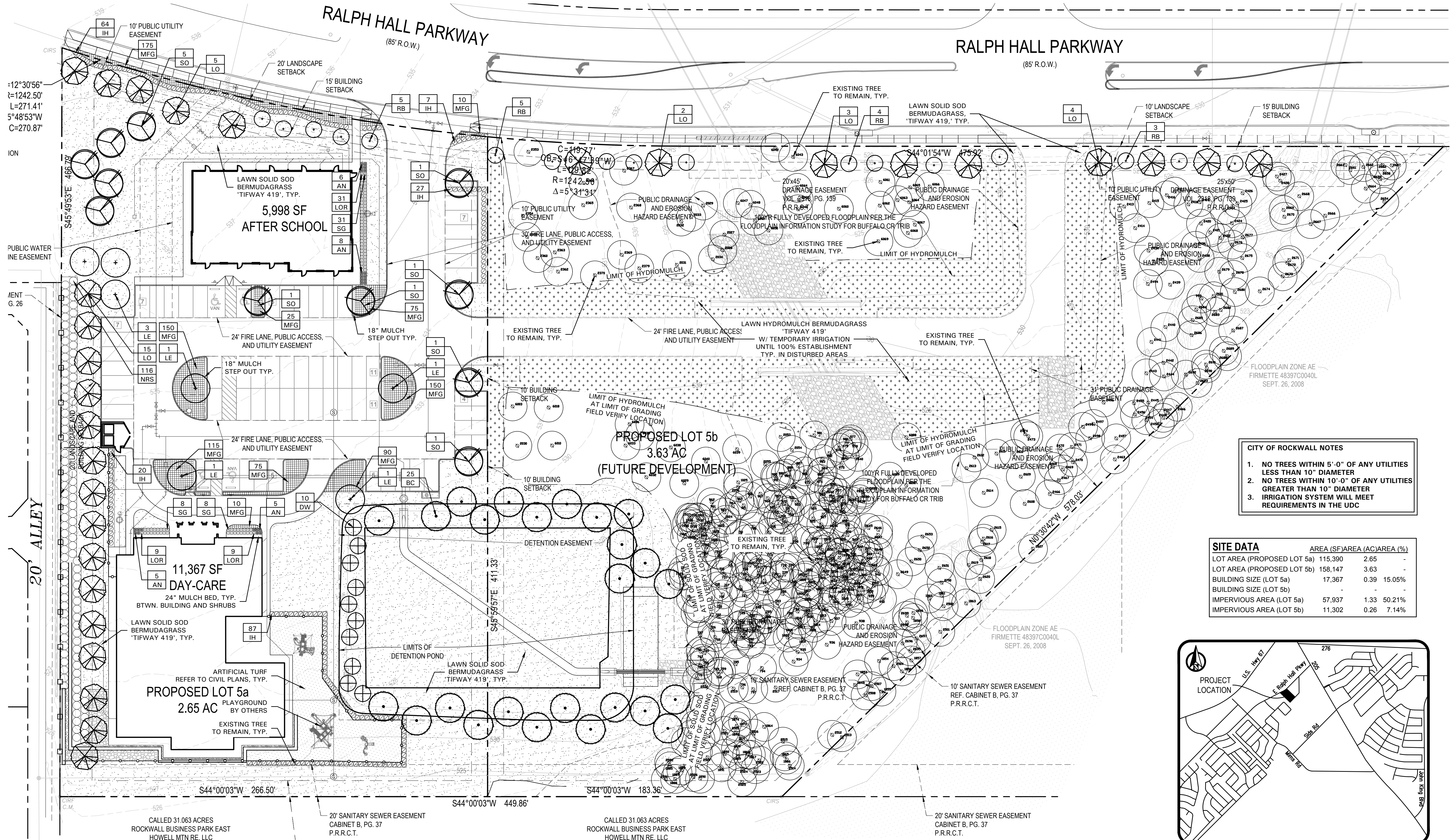
(2) **Alternative #2.** A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

FIGURE 5: ALTERNATIVE #2



1: THREE (3) TIERED SCREEN; 2: CANOPY TREE; 3: TWO (2) ROWS OF EVERGREEN ACCENT TREES 20-FOOT OFFSET; 4: MINIMUM SIX (6) FOOT WROUGHT IRON FENCE; 5: CANOPY TREES 20-FOOT ON CENTER





12°30'56"  
 1242.50'  
 L=271.41'  
 5°48'53"W  
 C=270.87'

ION

PUBLIC WATER  
LINE EASEMENT

JENNT  
G. 26

20' ALLEY

5,998 SF  
AFTER SCHOOL

11,367 SF  
DAY-CARE

PROPOSED LOT 5a  
2.65 AC  
PLAYGROUND  
BY OTHERS

PROPOSED LOT 5b  
3.63 AC  
(FUTURE DEVELOPMENT)

CALLED 31.063 ACRES  
 ROCKWALL BUSINESS PARK EAST  
 HOWELL MTN RE. LLC

20' SANITARY SEWER EASEMENT  
 CABINET B, PG. 37  
 P.R.R.C.T.

CALLED 31.063 ACRES  
 ROCKWALL BUSINESS PARK EAST  
 HOWELL MTN RE. LLC

20' SANITARY SEWER EASEMENT  
 CABINET B, PG. 37  
 P.R.R.C.T.

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
<b>TREES</b>						
BC	<i>Taxodium distichum</i>	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
DW	<i>Desert Willow</i>	Desert Willow	Accent	10	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	Canopy	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	Canopy	29	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	<i>Carcis canadensis 'Oklahoma'</i>	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
				Total Canopy Trees:	72	
				Total Accent Trees:	27	
<b>SHRUBS/GROUND COVER</b>						
AN	<i>Juniperus tobrata 'Andorra'</i>	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'		205	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly		116	7 gal.	container full to base, 36" ht., 60" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass		875	1 gal.	container full, 24" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
						refer to notes

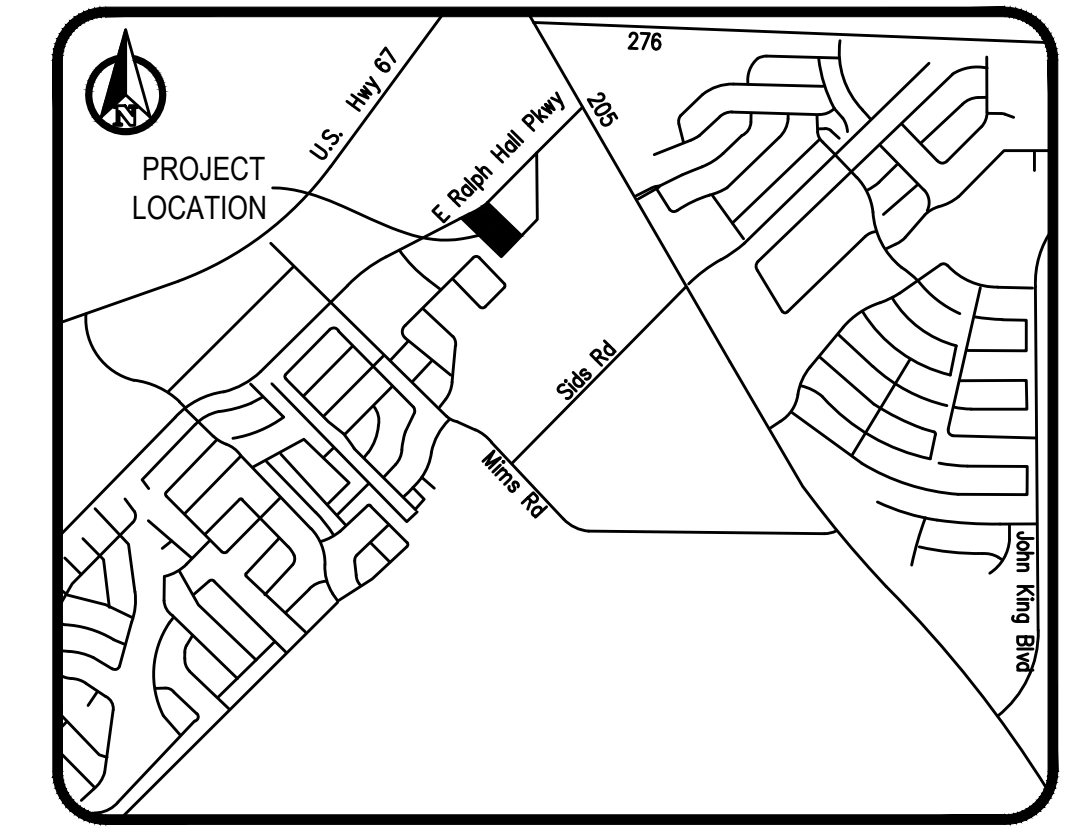
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
 ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

**CITY OF ROCKWALL NOTES**

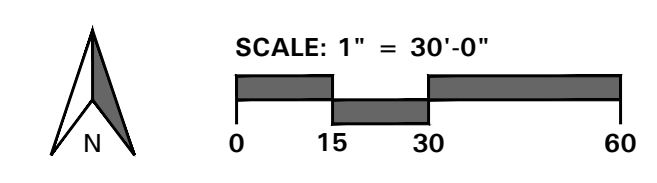
- NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
- NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

**SITE DATA**

	AREA (SFI)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



**PROJECT NAME:** PINNACLE MONTESSORI ROCKWALL  
**EXISTING LEGAL DESCRIPTION:** LOT 5A, ROCKWALL BUSINESS PARK EAST  
**CASE NUMBER:** P2022-006  
**CURRENT OWNER:** BUFFALO COUNTRY PROPERTIES LLC,  
 ATTN: RAJESH MALVIYA  
 12050 RESEARCH ROAD, #9305  
 FRISCO, TX 75033  
**DEVELOPER:** SRC LAND BUILDING AND REAL ESTATE LLC  
 811 S. CENTRAL EXPRESSWAY, SUITE 306  
 RICHARDSON, TX 75080

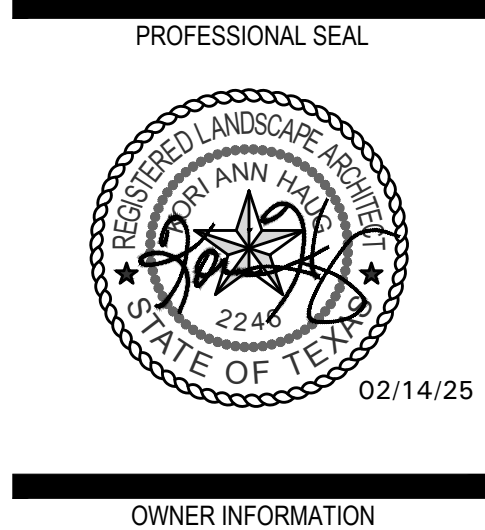


**BELLE FIRMA**  
 12801 N. Central Expy  
 Suite 1760  
 Dallas, Texas 75243  
 (214) 865-7192

**OMEGA DESIGN, LLC**  
 811 S. CENTRAL EXPRESSWAY  
 SUITE 306  
 RICHARDSON, TX 75080  
 TBPE FIRM NO. F-20145

**REVISIONS**

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



**Lakeside Kids, LLC**  
 5909 Beth Drive  
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
 ACADEMY ROCKWALL**  
 E. RALPH HALL PARKWAY AND PLAZA DRIVE  
 ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

**L2.01**

ISSUE DATE: 03-20-2020

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**GENERAL LAWN NOTES**

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**HYDROMULCH NOTES**

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE' AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS - Lot 5a**  
*THE CITY OF ROCKWALL, TEXAS*

- NON-RESIDENTIAL R.O.W. BUFFER**
1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f., to include groundcover, berm, and shrubbery
- RALPH HALL PARKWAY: 272 i.f.  
Required Provided  
10' wide buffer 20' wide buffer  
(5) trees, 4" cal. (5) trees, 4" cal.  
(5) accent trees (5) accent trees
- RESIDENTIAL BUFFER**
1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) i.f. and two (2) rows of large shrubs.
- Residential Adjacency: 320 i.f.  
Required Provided  
20' wide buffer 20' wide buffer  
(16) trees, 4" cal. (16) trees, 4" cal.  
double of large shrubs double row of large shrubs
- PARKING LOT LANDSCAPING**
1. Five (5%) percent of the interior parking lot shall be landscape.  
2. One tree per ten (10) spaces for lots over 20,000 s.f.
- Total interior parking lot area: 23,764 s.f.  
Total parking spaces: 61 spaces
- Required Provided  
1,188 s.f. (5%) 5,104 s.f.  
(7) trees, 4" cal. (12) trees, 4" cal.

- SITE LANDSCAPING**
1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.  
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.
- Total site: 273,538 s.f.
- Required Provided  
41,031 s.f. (15%) 56,069 s.f. (20%)  
20,516 s.f. (50%) 24,603 s.f. (60%)

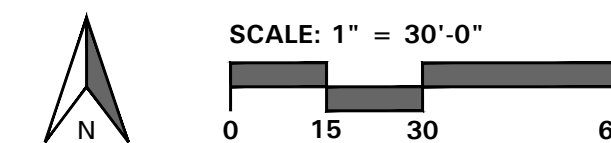
- DETENTION BASIN LANDSCAPING**
1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.
- Detention Basin Area: 8,051 s.f.
- Required Provided  
(10) trees, 4" cal. (10) trees, 4" cal.  
(10) accent trees (10) accent trees

**LANDSCAPE TABULATIONS - Lot 5b**  
*THE CITY OF ROCKWALL, TEXAS*

- NON-RESIDENTIAL R.O.W. BUFFER**
1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) i.f. and one accent tree per (50) i.f.
- RALPH HALL PARKWAY: 596 i.f.  
Required Provided  
10' wide buffer 10' wide buffer  
(12) trees, 4" cal. (9) trees, 4" cal.  
(12) accent trees (12) accent trees  
(3) existing trees

**CITY OF ROCKWALL NOTES**

1. NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER
2. NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER
3. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC



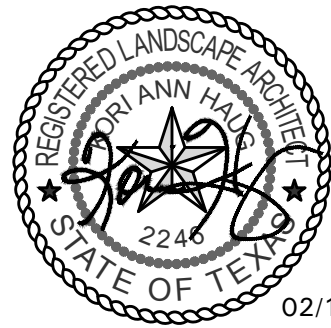
12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments

PROFESSIONAL SEAL



OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

PROJECT NUMBER: PM4032

SHEET TITLE

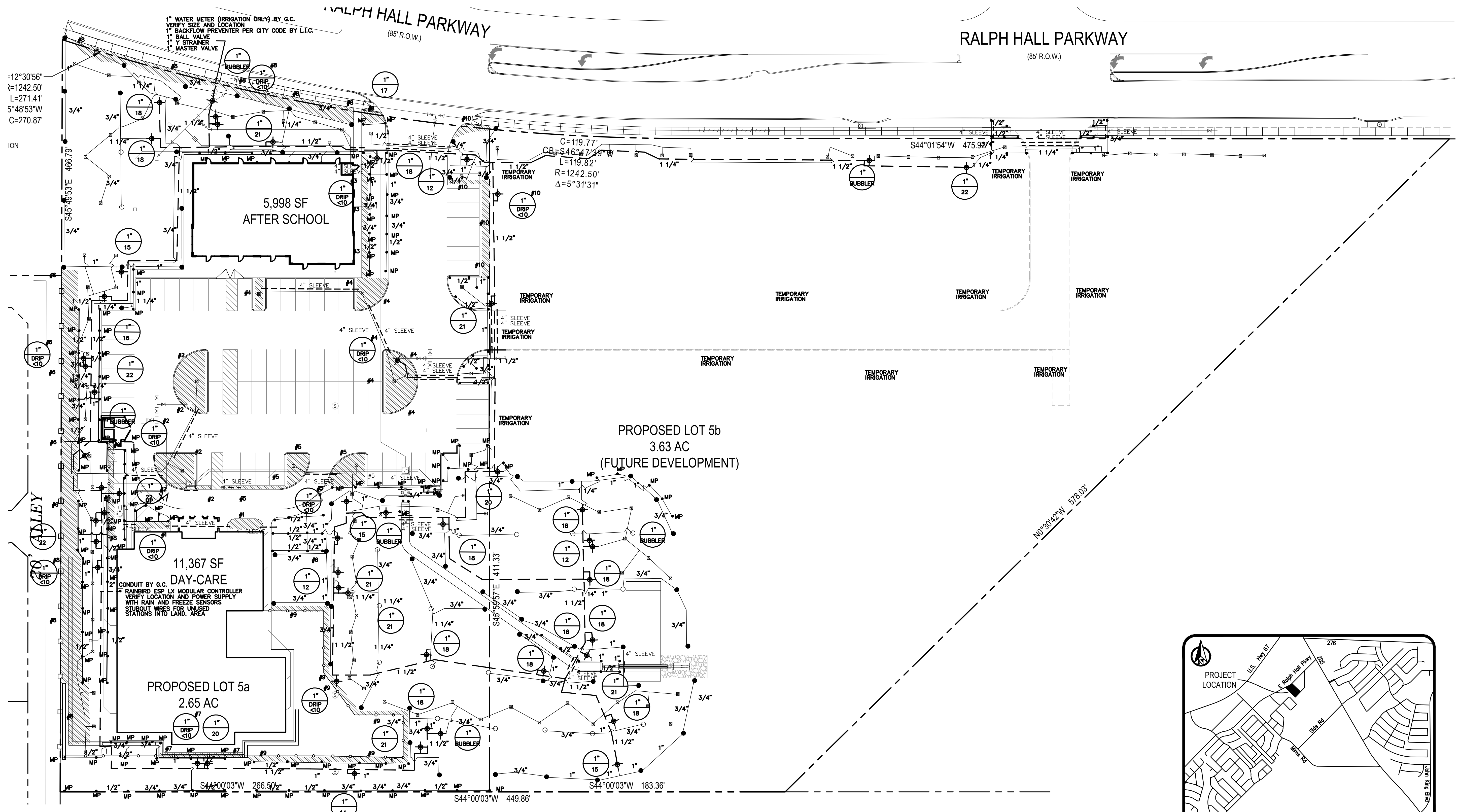
**LANDSCAPE NOTES**

SHEET NUMBER

**L2.02**

ISSUE DATE: 03-20-2020





- ### IRRIGATION LEGEND
- RAINBIRD 1804 POP-UP LAWN HEAD
  - MP HUNTER MP ROTATOR NOZZLE
  - RAINBIRD 5000 ROTARY FC
  - RAINBIRD 5000 ROTARY PC
  - ⊗ RAINBIRD BUBBLER (2 PER TREE, TYP.)
  - ⊕ RAINBIRD PEB SERIES ELECTRIC VALVE
  - CONTROLLER, SIZE AS INDICATED
  - ⊖ WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
  - PVC SCHEDULE 40 SLEEVING
  - - - PVC CLASS 200 MAINLINE
  - PVC CLASS 200 LATERAL LINE
  - VALVE SIZE
  - GPM

- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED. INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED. INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- NETAFIM DISC FILTER #DF100-090 NETAFIM PRESSURE REGULATOR #PRV15025. INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS.

### BUBBLER PIPING CHART

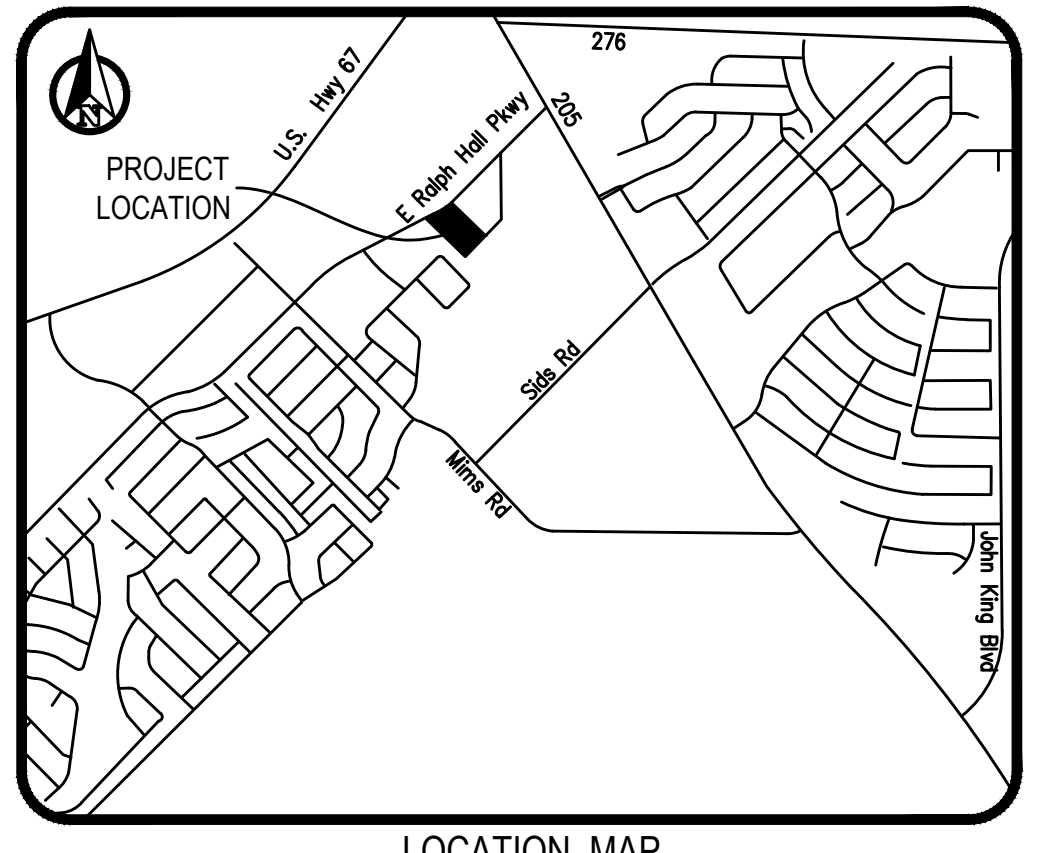
NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	3/4"
6 - 10	1"
11 - 20	1 1/4"
21 - 30	1 1/2"
31 - 40	2"

- ### SLEEVING NOTES
- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
  - SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
  - CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
  - CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
  - CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
  - CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

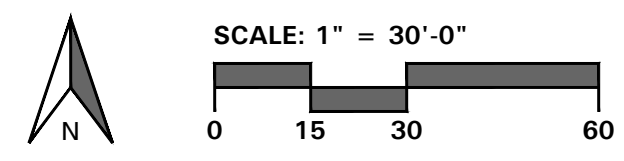
- ### IRRIGATION NOTES
- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
  - ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
  - TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.

- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
- ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
- LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
- ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
- NOZZLES SHALL BE RAINBIRD PLASTIC, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
- ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
- ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.

- ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- THE DESIGN PRESSURE IS 65 PSI.
- ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
- IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
- TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.



<b>PROJECT NAME:</b>	PINNACLE MONTESSORI ROCKWALL
<b>EXISTING LEGAL DESCRIPTION:</b>	LOT 5A, ROCKWALL BUSINESS PARK EAST
<b>CASE NUMBER:</b>	P2022-006
<b>CURRENT OWNER:</b>	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
<b>DEVELOPER:</b>	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080



**BELLE FIRMA**  
12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments

PROFESSIONAL SEAL  
STATE OF TEXAS  
JOHN JAY WINGFIELD  
851  
REGISTERED PROFESSIONAL ENGINEER  
02/14/25  
OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

SHEET TITLE

**IRRIGATION PLAN**

SHEET NUMBER

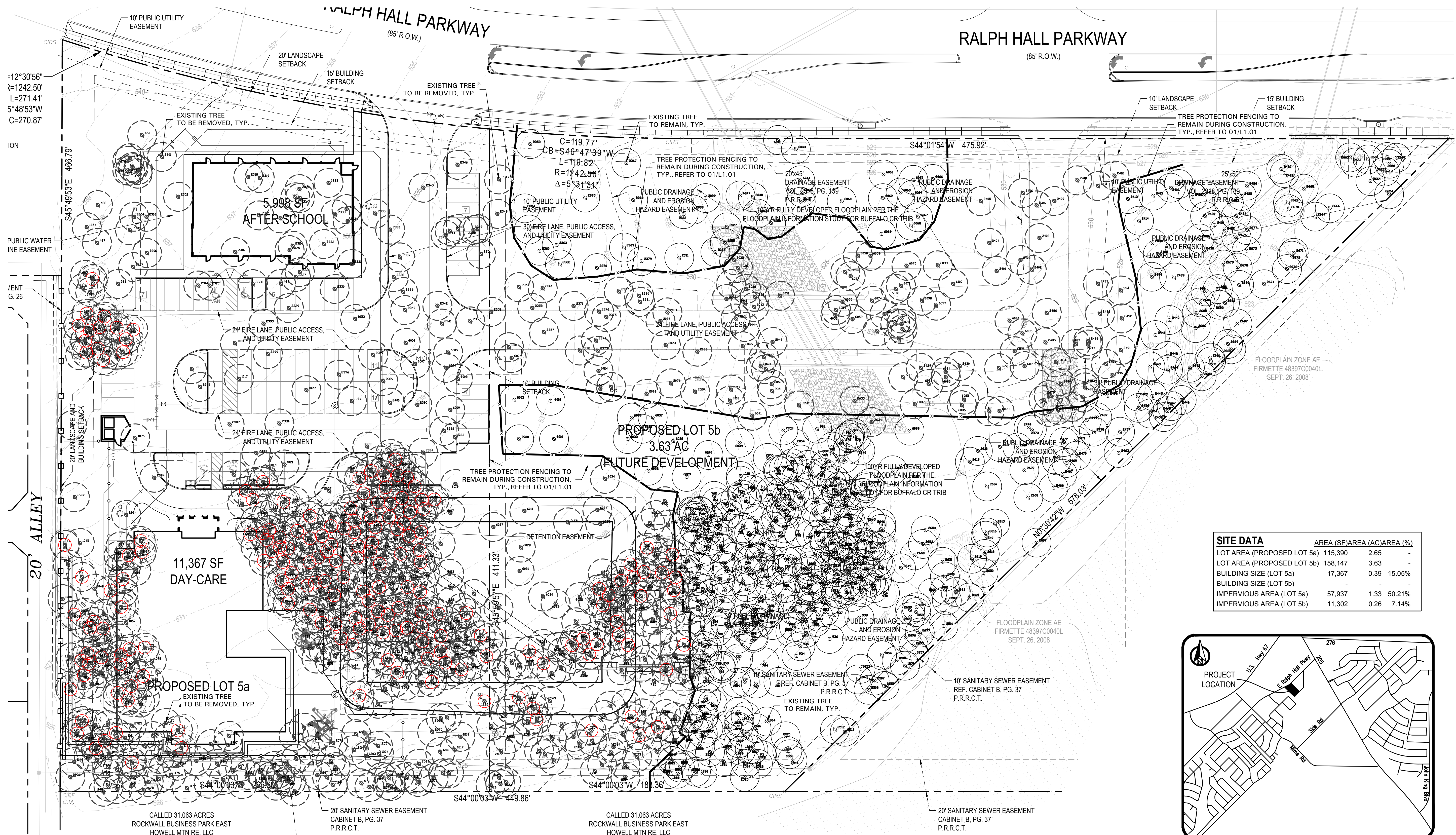
**L3.01**

ISSUE DATE: 03-20-2020

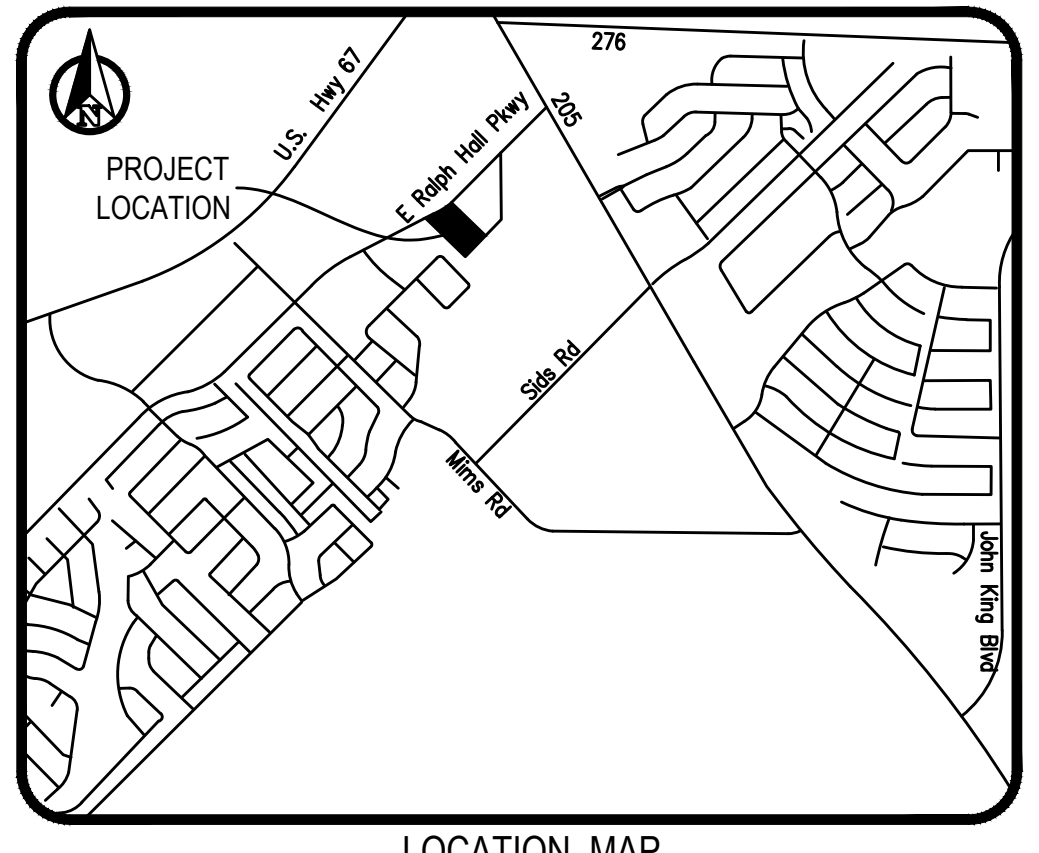
PROJECT NUMBER: PMA032





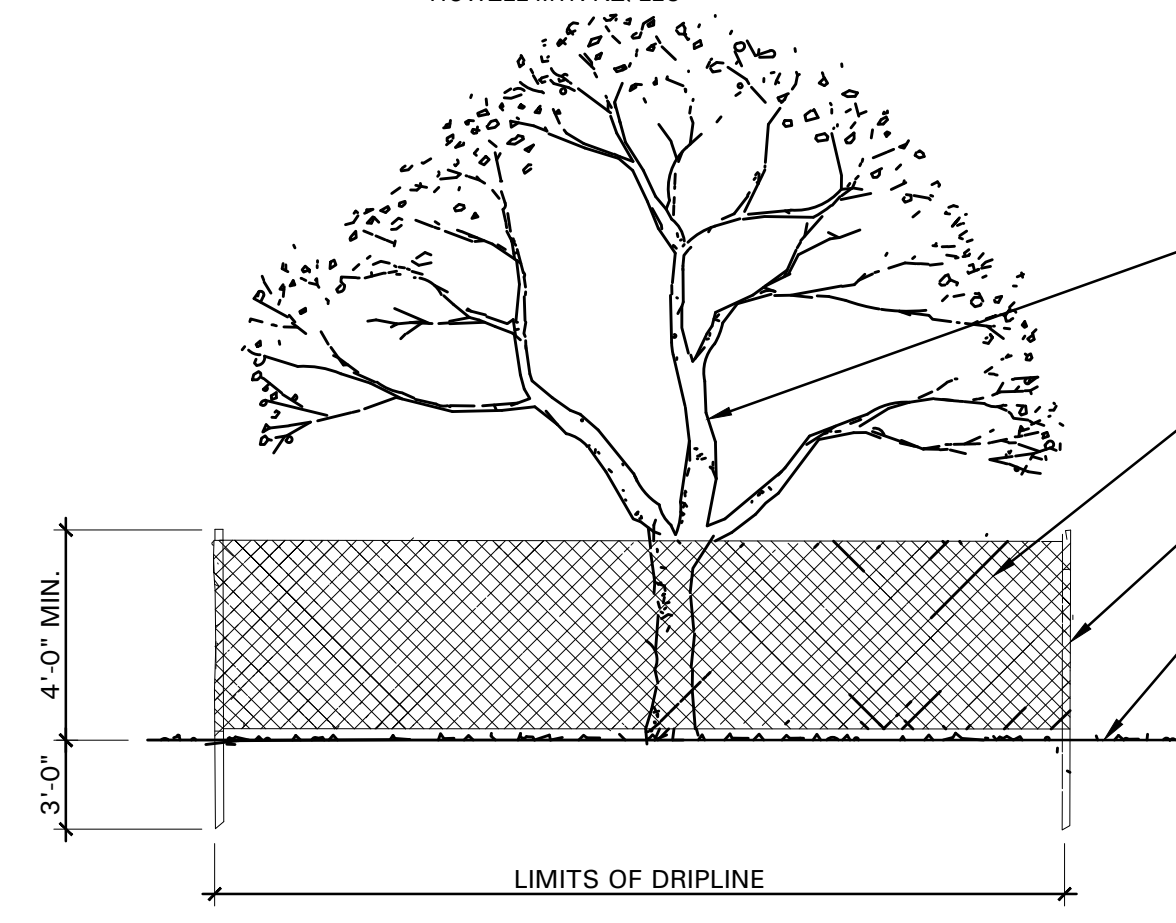


SITE DATA		
	AREA (SFI) AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65
LOT AREA (PROPOSED LOT 5b)	158,147	3.63
BUILDING SIZE (LOT 5a)	17,367	0.39 15.05%
BUILDING SIZE (LOT 5b)	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33 50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26 7.14%



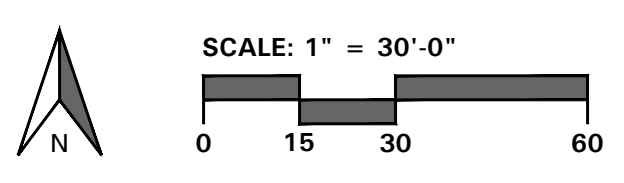
**TREE PRESERVATION NOTES**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



- EXISTING TREE LEGEND**
- EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - 8' CLEARANCE
  - EXISTING TREE WITHIN 8' OF TREE TO BE REMOVED \*NO MITIGATION REQUIRED
  - TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- REFER TO PLAN FOR EXISTING TREE TO REMAIN
- SNOW FENCE, ORANGE VINYL CONSTRUCTION FENCE, OR CHAINLINK FENCE
- METAL T-POST PLACED NO FURTHER THAN 8' APART
- EXISTING GRADE TO REMAIN UNDISTURBED

<b>PROJECT NAME:</b>	PINNACLE MONTESSORI ROCKWALL
<b>EXISTING LEGAL DESCRIPTION:</b>	LOT 5A, ROCKWALL BUSINESS PARK EAST
<b>CASE NUMBER:</b>	P2022-006
<b>CURRENT OWNER:</b>	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
<b>DEVELOPER:</b>	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

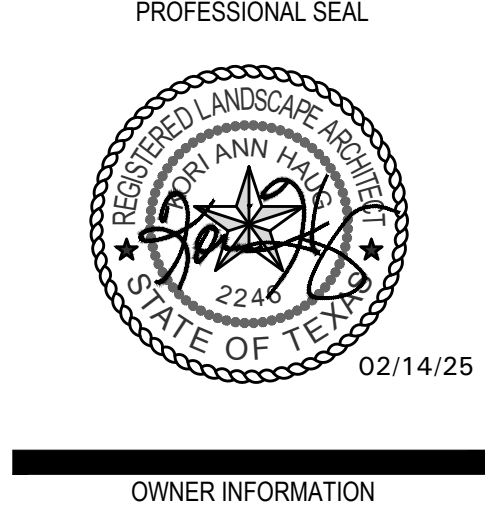


12801 N. Central Expy  
Suite 1760  
Dallas, Texas 75243  
(214) 865-7192

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

BPFE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments
8	07.25.24	City Comments
9	08.29.24	City Comments
10	02.14.25	Owner Comments



OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

SHEET TITLE

**TREE PRESERVATION PLAN**

SHEET NUMBER

**L1.01**

ISSUE DATE: 03-20-2020



Table with columns: No., Species (common name), Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Contains 100 rows of tree data.

Table with columns: No., Species (common name), Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Contains 100 rows of tree data.

Table with columns: No., Species (common name), Caliper (inches) or Height (ft.), Protect or Remove, Tree Health (1-5), Disease (Y/N), Insect (Y/N), Structural (Y/N), Mitigation Required. Contains 100 rows of tree data.

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

Table with columns: #, DATE, COMMENTS. Lists revision history.



OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

TREE PRESERVATION NOTES

SHEET NUMBER

L1.03

ISSUE DATE: 03-20-2020



12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192







DATE: March 26, 2025

TO: Dnyanada Nevgi  
811 S Central Expressway  
Suite 306  
Richardson, Texas 75080

CC: Rajesh Malviya  
12050 Research Road  
Suite 9305  
Frisco, Texas 75033

FROM: Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: MIS2025-005; *Exception to the Residential Adjacency Standards*

To whom it may concern:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 25, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Miscellaneous Case shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

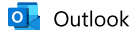
Planning and Zoning Commission

On March 25, 2025 the Planning and Zoning Commission approved a motion to approve the *Exception* by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department



Re: Pinnacle Montessori of Rockwall New Construction Projects

From Ross, Bethany <bross@rockwall.com>  
Date Mon 3/24/2025 12:52 PM  
To Shriynashu Kumar <pm1@srlandbuilding.com>  
Cc Dnyanada Nevgi <pm@srlandbuilding.com>; Alex Freeman <afreeman@pinnaclemontessori.com>; Herkiran Kaur <pm2@srlandbuilding.com>

Yes the comments are informational. No, you do not need to bring anything.

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

**From:** Shriynashu Kumar <pm1@srlandbuilding.com>  
**Sent:** Monday, March 24, 2025 11:54 AM  
**To:** Ross, Bethany <bross@rockwall.com>  
**Cc:** Dnyanada Nevgi <pm@srlandbuilding.com>; Alex Freeman <afreeman@pinnaclemontessori.com>; Herkiran Kaur <pm2@srlandbuilding.com>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Hi Bethany,

Please let me know if all comments are informational only. Also, do we need to carry anything in the meeting?

**Regards,**  
**Shriyanshu Kumar**  
**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)  
201-754-8080  
<https://srlandbuild.com/>

On Mon, Mar 24, 2025 at 8:55 PM Shriynashu Kumar <[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)> wrote:  
Good morning Bethany,

Please disregard my last email. We got the comments letter.

**Regards,**  
**Shriyanshu Kumar**  
**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)  
201-754-8080  
<https://srlandbuild.com/>

On Mon, Mar 24, 2025 at 8:41 PM Shriynashu Kumar <[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)> wrote:  
Good morning Bethany,

I hope you are doing well.  
Please let me know if there are any comments on our variance submittal?

**Regards,**  
**Shriyanshu Kumar**  
**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)  
201-754-8080  
<https://srlandbuild.com/>

On Wed, Mar 19, 2025 at 12:57 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:  
March 25 at 6 pm. Comments will be sent out Friday.

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Tuesday, March 18, 2025 2:09 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Herkiran Kaur <[pm2@srclandbuilding.com](mailto:pm2@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

We have submitted the variance for screening on March 14th. Please let me know the P&Z meeting date and time.

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Fri, Mar 7, 2025 at 2:08 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:  
Shriynashu,

One 24"x36" copy and a digital copy will suffice.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Thursday, March 6, 2025 2:20 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Herkiran Kaur <[pm2@srclandbuilding.com](mailto:pm2@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

How many copies do we need to submit for the variance?

**Regards,**  
**Shriyanshu Kumar**  
**Land Development and Demographic Planner**

SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Sat, Feb 1, 2025 at 12:40 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:  
Shriynashu,

Yes, all you will need to submit is the application, site plan, landscape plan, variance letter, and a check for the fee (\$100).

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)



[City of Rockwall - Planning & Zoning](#)

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Friday, January 31, 2025 12:12 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Herkiran Kaur <[pm2@srclandbuilding.com](mailto:pm2@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Thank you for the clarification.

I wanted to check regarding the variance submission for the Screen Wall. Do we need to submit only the revised sheets, such as the Landscape Plans, Site Plan, and variance letter, or the entire set as mentioned below? Since we are not making any changes to the photometric plans or elevations, I wanted to confirm what is required.

Please let me know how we should proceed.

**SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS**

- [ ] **PLAN SET.** A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
  - [ ] SITE PLAN.
  - [ ] LANDSCAPE PLAN.
  - [ ] TREESCAPES PLAN.
  - [ ] PHOTOMETRIC PLAN.
  - [ ] BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" Tri-Fold with the project title or identifier facing out.
- [ ] **PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").** See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- [ ] **VARIANCE REQUEST LETTER.** The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- [ ] **APPLICATION AND APPLICATION FEE.**

**Regards,  
Shriyanshu Kumar**

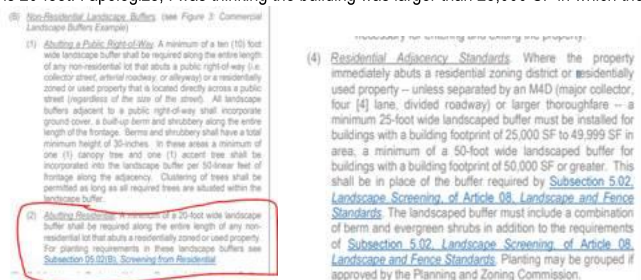
**Land Development and Demographic Planner**

SRC Land Building Real Estate LLC.  
 811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
 201-754-8080  
<https://srclandbuild.com/>

On Thu, Jan 30, 2025 at 10:44 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriynashu,

It is 20-feet. I apologize, I was thinking the building was larger than 25,000 SF in which the code requires 25-foot buffer. See code below.



The 20-foot measurement you are referring to pertains to the required spacing between canopy trees (20 feet on-center).

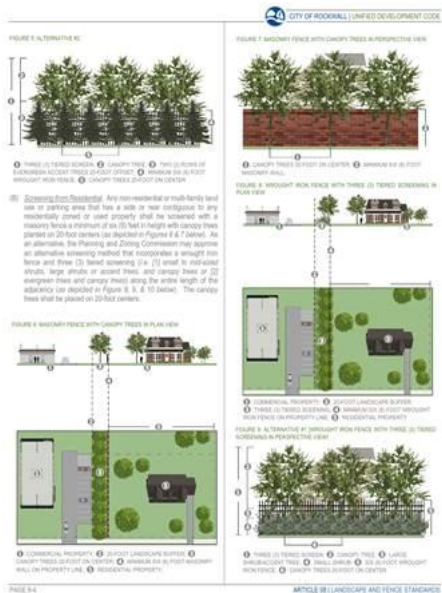
Please let me know if you have any questions or need further clarification.

Thank you,  
 Bethany Ross  
 Planner  
 City of Rockwall  
 972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Wednesday, January 29, 2025 4:55 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Herkiran Kaur <[pm2@srclandbuilding.com](mailto:pm2@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Hi Bethany,

For the proposed 3-tiered landscape buffer with an iron fence as a screen wall, the UDC mentions a requirement of 20'. We currently have a 20' landscape buffer on that side. Would this be acceptable for the variance, or would any additional requirements need to be met? Please let me know your thoughts. Looking forward to your guidance on this. Please see the attached screenshot for your reference.



Regards,  
Shriyanshu Kumar

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)  
201-754-8080  
<https://srlandbuild.com/>

On Wed, Jan 29, 2025 at 12:00 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriyanshu,

1. All walls 18" or taller shall be either rock or stone. This is a requirement of the City Engineering department's Standards of Design and Construction.
2. 25 feet.
3. Yes, any alternative screening method different than what you currently have and were approved for, will need to be approved by the Planning and Zoning Commission.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](http://CityofRockwall-Planning&Zoning)

**From:** Shriyanshu Kumar <[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)>  
**Sent:** Tuesday, January 28, 2025 12:15 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srlandbuilding.com](mailto:pm@srlandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Herkiran Kaur <[pm2@srlandbuilding.com](mailto:pm2@srlandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

Please disregard my last email.

I have a few queries regarding the screening wall:

1. Can we provide a precast concrete wall for screening purposes?
2. If we want to provide a landscape buffer with a wrought iron fence and a 3-layered landscape (as mentioned in the UDC), what will be the width of the buffer?
3. Would we need to apply through a variance?

Your guidance on these matters would be greatly appreciated. Please let me know if additional documentation or details are required for clarification.

Regards,  
Shriyanshu Kumar

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclanbuilding.com](mailto:pm1@srclanbuilding.com)  
201-754-8080  
<https://srclanbuild.com/>

On Tue, Jan 28, 2025 at 11:34 PM Shriyanshu Kumar <[pm1@srclanbuilding.com](mailto:pm1@srclanbuilding.com)> wrote:

Good afternoon Bethany,

I hope you are doing well.  
I have a few queries regarding the screening wall:

1. Can we provide precast concrete wall for screening purposes?
2. If we want to provide a landscape buffer with a wrought iron fence and a 3-layered landscape (as mentioned in the UDC), would we need to apply through a variance?

Your guidance on these matters would be greatly appreciated. Please let me know if additional documentation or details are required for clarification.

Regards,  
Shriyanshu Kumar

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclanbuilding.com](mailto:pm1@srclanbuilding.com)  
201-754-8080  
<https://srclanbuild.com/>

On Wed, Jan 22, 2025 at 7:34 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Good morning Shriyanshu,

Any changes to the site plan or landscape plan will need to go to the Planning and Zoning Commission for approval. The next submittal date is February 14, 2025 and the process usually takes 2-4 weeks depending on the request.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](https://www.cityofrockwall.com/planning-zoning/)

---

**From:** Shriyanshu Kumar <[pm1@srclanbuilding.com](mailto:pm1@srclanbuilding.com)>  
**Sent:** Tuesday, January 21, 2025 3:14 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srclanbuilding.com](mailto:pm@srclanbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Herkiran Kaur <[pm2@srclanbuilding.com](mailto:pm2@srclanbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

I hope you're doing well.  
I wanted to check: if we want to change the screening wall from masonry, would it be possible to provide a landscape buffer or a pre-cast concrete wall instead?  
Could you please let me know the process and review timeline for making this change? I have attached a screenshot from the Development Manual for your reference.  
Looking forward to your guidance.

- (B) **Screening from Residential.** Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be **screened** with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers (as depicted in Figures 6 & 7 below). As an alternative, the Planning and Zoning Commission may approve an alternative **screening** method that incorporates a wrought iron fence and three (3) tiered **screening** (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency (as depicted in Figure 8, 9, & 10 below). The canopy trees shall be placed on 20-foot centers.

**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)

201-754-8080

<https://srclandbuild.com/>

On Fri, Dec 13, 2024 at 11:01 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Good morning, Shriynashu,

This looks satisfactory from my perspective. However, our system is currently down, and I am unable to provide my formal approval through the permit process at this time. I will proceed with the approval as soon as the system is operational again.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[bross@rockwall.com](mailto:bross@rockwall.com)

[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>

**Sent:** Friday, December 13, 2024 10:59 AM

**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>

**Cc:** Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>

**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

I hope you are doing well.

I am unable to upload the revisions for PMA Rockwall daycare and shell building. Please see the dropbox link below for the revised building plan set, response letter and related documents. Please let me know the timeline of the review.

[PMA Rockwall Daycare Resubmittal \(COM2024-5847\)](#)

[PMA Rockwall Shell Resubmittal \(COM2024-5853\)](#)

**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)

201-754-8080

<https://srclandbuild.com/>

On Wed, Nov 27, 2024 at 12:52 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Hi Shriynashu,

Yes that is the only comment for both buildings.

Thank you,  
Bethany Ross  
Planner

City of Rockwall  
 972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Tuesday, November 26, 2024 12:38 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

I hope you are doing well.  
 Can you please confirm if this is the only comment on our building permit submittal?

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
 SRC Land Building Real Estate LLC.  
 811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
 201-754-8080  
<https://srclandbuild.com/>

On Mon, Oct 21, 2024 at 10:00PM Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)> wrote:

Received, thank you.

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
 SRC Land Building Real Estate LLC.  
 811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
 201-754-8080  
<https://srclandbuild.com/>

On Mon, Oct 21, 2024 at 9:57PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

See attached.

Bethany Ross  
 Planner  
 City of Rockwall  
 972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Wednesday, October 16, 2024 11:57 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>; Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Cc:** Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Hi,

We have submitted our Site Plan for Pinnacle Montessori Academy of Rockwall to be signed in the P & Z meeting. Can you please send the scanned copy of the signed plan? We have a pre-con meeting scheduled for tomorrow and we need to include the signed site plan in the Engineering set for this meeting.

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
 SRC Land Building Real Estate LLC.  
 811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
 201-754-8080  
<https://srclandbuild.com/>

On Tue, Oct 15, 2024 at 9:09PM Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)> wrote:

Good morning Bethany,

I just wanted to confirm our site plan is getting signed today in the meeting and please send the signed plan at your earliest convenience.

Thank you for your help.

**Regards,  
Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Mon, Sep 30, 2024 at 11:45 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriynashu,

We just need one copy. We will get it signed at the October 15<sup>th</sup> P&Z meeting. I will send it in PDF as soon as I can.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Monday, September 30, 2024 11:09 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

I have one more question. How many copies of the site plan will be needed and will we be getting the signed site plan after the P & Z meeting on the 15th or can we get that before the meeting?

**Regards,  
Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Mon, Sep 30, 2024 at 9:16 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriyanshu,

Just the Site Plan will be fine. All landscaping will need to be completed during the first phase. The next P&Z meeting is October 15.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Monday, September 30, 2024 10:37 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Do we need to submit the whole set or just the site plan will do? Because we are just marking the driveway of the vacant lot for future development. Also, when will the next P&Z meeting be?

**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclanbuilding.com](mailto:pm1@srclanbuilding.com)  
201-754-8080  
<https://srclanbuild.com/>

On Mon, Sep 30, 2024 at 6:53 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriyanshu,

That works. Please provide hard copies of the updated site plan set so we can have it signed.

Thank you,  
Bethany

Get [Outlook for iOS](#)


---

**From:** Shriyanshu Kumar <[pm1@srclanbuilding.com](mailto:pm1@srclanbuilding.com)>  
**Sent:** Friday, September 27, 2024 3:12:51 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclanbuilding.com](mailto:pm@srclanbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclanbuilding.com](mailto:construction@srclanbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

As our loan does not cover future development. We have decided to not build the fire lane access in the vacant lot (5b), it will be for future development. We have coordinated with the engineering and fire department regarding this and they said that we need a revised signed site plan from the Planning Department. I have attached the revised site plan for your review. We will be sending a full size printed copy of the site plan to your office by early next week for signature.

See the email from Jonathan below for your reference.

 [https://linkprotect.cudasvc.com/url?  
a=https%3a%2f%2fh3.googleusercontent.com%2fcm%2fAGPWSu-  
JH56FsOhg008qSLUN8QKNuI2Gy4E5LMImCEILZpfn\\_ZPX0JHx8JzXkeEf5Oywj5kUWg%3ds40-  
p&c=E,1,3V6OI1HFRMR635fRcP-9KHXBd7V2Lz9DRdTxgUpWOwcZ9RID\\_ptm-  
2L5PQffweUbk7P3tlGjN4nkisIzHxK6cQPww\\_S\\_Pfn7QPS5B8D9IOjP2M8RZSdtSPu\\_o,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fh3.googleusercontent.com%2fcm%2fAGPWSu-JH56FsOhg008qSLUN8QKNuI2Gy4E5LMImCEILZpfn_ZPX0JHx8JzXkeEf5Oywj5kUWg%3ds40-p&c=E,1,3V6OI1HFRMR635fRcP-9KHXBd7V2Lz9DRdTxgUpWOwcZ9RID_ptm-2L5PQffweUbk7P3tlGjN4nkisIzHxK6cQPww_S_Pfn7QPS5B8D9IOjP2M8RZSdtSPu_o,&typo=1)

**Browning, Jonathan**

to Madelyn, Luciana, Mohammad, Shackile, me, Dnyanada, Alex, Amir

 <https://mail.google.com/mail/u/0/images/cleardot.gif>

All,

The secondary access and fire lane across the property does not have to be installed at this time. Revised engineering plans will be required to be printed, and a revised site plan sent to the Planning and Zoning Department to sign.

Please note, that if the creek crossing is not installed at this time, a revised study may be required in future depending on timing and design requirements at time of construction.

Thank you,

**Jonathan Browning, P.E. CFM**  
**Assistant City Engineer**

**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclanbuilding.com](mailto:pm1@srclanbuilding.com)  
201-754-8080  
<https://srclanbuild.com/>

On Thu, Aug 29, 2024 at 2:31 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Wednesday, August 28, 2024 3:10 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

Can you please send the approved and signed site plan set, so that we can include that in our engineering resubmittal?

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Wed, Aug 28, 2024 at 12:24 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Tuesday, August 27, 2024 1:37 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

The attached letter says \$166,976.56 but the Tree Mitigation Fee should be \$116,976.56. Can you please correct it in the site approval letter. i.e. (\$82,476.56+\$34,500) = \$116,976.56.

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Tue, Aug 27, 2024 at 11:11 PM Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)> wrote:

Bethany

Thank you for the clarification.

**Regards,**



**Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Tue, Aug 27, 2024 at 11:09 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

You do not need to replat. That is a standard comment we put on every site plan. Since you are not changing any easements, your previous replat will work.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)


---

**From:** Shriyanshu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Tuesday, August 27, 2024 11:51 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Since we are not adding, removing or changing any easement on the plat or site plan. Please let me know why we need to replat. We got the comment to replat on site plan comments as well as on site approval notice.

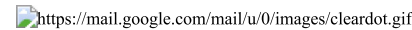
I checked with engineering team, their reply is below:

 [https://lh3.googleusercontent.com/cm/AGPWSu\\_CXg5YGLL1tbggRXatu337chtQRU821VPVL-ogQhaX3l4qXg=s40-p](https://lh3.googleusercontent.com/cm/AGPWSu_CXg5YGLL1tbggRXatu337chtQRU821VPVL-ogQhaX3l4qXg=s40-p)

**Price, Madelyn**



to me, Luciana, Alex, Firoze, Dnyanada, Jonathan, Mohammad, Amir



Hi Shriyanshu,

If you are not changing any easements from the existing approved plat (which it does not appear you are) you can simply include the existing approved and recorded plat. If you are changing any easements you would need to replat.

Thank you,  
**Madelyn Price, P.E.**  
**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Tue, Aug 27, 2024 at 9:31 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriyanshu,

We will get it signed tonight. I will send a pdf once it is signed but we do not release the signed hard copy.

Thank you,  
Bethany Ross

Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Tuesday, August 27, 2024 10:58 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

I hope you have a P & Z meeting today and the site plan will be signed. Please let me know once the site plan is signed and ready to pick.

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Fri, Aug 16, 2024 at 9:28 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

The City Secretary has not posted it yet. It will be posted by 5 PM today. I have the same access to the agenda.

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Friday, August 16, 2024 10:44:07 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Can you please send me the agenda for 19th, I am not able to find it, the last date it is showing is for 08/05.

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Fri, Aug 16, 2024 at 7:45 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

The meeting starts at 6 P.M.

Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Friday, August 16, 2024 9:11 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Can you please recommend a time for us for the council meeting?

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
 SRC Land Building Real Estate LLC.  
 811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
 201-754-8080  
<https://srclandbuild.com/>

On Wed, Aug 14, 2024 at 11:59 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Good Morning,

Thank you for your patience last night. It was one of the longest meetings we've had in years.

Yes, the City Council meeting will be at 6 p.m. on Monday, August 19, 2024. You do not need to bring anything to the meeting just be available to answer any questions.

I received the hard copy of your site plan from Ryan and will get it signed at the next Planning and Zoning meeting.

Thank you,  
 Bethany Ross  
 Planner  
 City of Rockwall  
 972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](https://www.cityofrockwall.com/planning-zoning)

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Wednesday, August 14, 2024 11:50 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good morning Bethany,

Thank you for having us in the meeting yesterday.

Also, can you confirm the council meeting date is 19th August? Also, let me know the timing of our meeting once confirmed and documents we need to carry out in the meeting.  
 Please let me know when we can get the approved and signed site plan permit.

**Regards,**  
**Shriyanshu Kumar**

**Land Development and Demographic Planner**  
 SRC Land Building Real Estate LLC.  
 811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
 201-754-8080  
<https://srclandbuild.com/>

On Wed, Aug 14, 2024 at 1:50 AM Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)> wrote:

Bethany,

Please see the updated elevations attached.

**Regards,**

**Shriyanshu Kumar**

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)

201-754-8080

<https://srclandbuild.com/>

On Wed, Aug 14, 2024 at 1:22 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriynashu,

I am still unable to get the phone to go through for your number. 385 S Goliad Rockwall Texas 75087 is the correct address.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>

**Sent:** Thursday, August 8, 2024 5:05 PM

**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>

**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>

**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

See attached letter below.

**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)

201-754-8080

<https://srclandbuild.com/>

On Fri, Aug 9, 2024 at 12:30 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriynashu,

I am tied up all afternoon. All you need to do is change the date of the variance letter you provided in 2020. See attached.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>

**Sent:** Thursday, August 8, 2024 1:57 PM

**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>

**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>

**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Can we have a quick virtual meeting today? I will send an invite, please let me know your availability.

Regards,  
**Shriyanshu Kumar**

Land Development and Demographic Planner

SRC Land Building Real Estate LLC.

811 S Central Expressway, Suite 306, Richardson, TX- 75080

[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)

201-754-8080

<https://srclandbuild.com/>

On Fri, Aug 9, 2024 at 12:21 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Tina - Great, thank you.

[@Shriynashu Kumar](#) Yes, the variance letter is still required. The updates Tina made did not take away the building articulation variances. Your compensatory measures are strong though so I do not see it being an issue for the Planning and Zoning Commission. I just need the letter today.

Thank you,  
 Bethany Ross  
 Planner  
 City of Rockwall  
 972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>

**Sent:** Thursday, August 8, 2024 12:09 PM

**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>

**Cc:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>

**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,  
 Pls see attached elevations that indicate roof deck height in dashed line. and as I mentioned earlier, the parapet height varies from 5'-11'.

We will try to send colored elevation if needed.

Thanks  
 Tina

On Thu, Aug 8, 2024 at 11:33 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Tina,

Our code mandates that a parapet must be installed around the building, regardless of the presence of RTUs. Therefore, both building elevations need to be updated to reflect this requirement.

If you require additional time to make these updates, that is acceptable. However, it is essential that I receive the revised elevations before you submit your application for a building permit.

[@Shriynashu Kumar](#), I urgently need an updated variance letter **today** to ensure inclusion in the meeting scheduled for the 13<sup>th</sup>.

Thank you,  
 Bethany Ross  
 Planner  
 City of Rockwall  
 972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>

**Sent:** Thursday, August 8, 2024 10:34 AM

**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>

**Cc:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>

**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Thanks for your email.

Retail shell bldg doesn't have RTU designed as yet.

HVAC system in Shell bldg shall be Tenant responsibility depending on their use. Currently we do not have any tenant signed lease.

Tenants would have to comply with the city's RTU screening while they work on finish outs.

At present we have varying parapet height 5' to 11' from the roof deck.

Hope this helps.

Please let me know if you have any questions or concerns.

Appreciate your help.

Regards,  
Tina

On Thu, Aug 8, 2024 at 9:49 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Hi Tina,

Both buildings require the extension of parapets around their perimeters. This roof plan pertains only to the school building. Please provide updated elevations for both structures.

Additionally, I urgently need the variance letter **today**. As mentioned, you may use the previously sent variance letter, updating only the date.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>  
**Sent:** Wednesday, August 7, 2024 9:32 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Hope you are doing well.

Please review the roof plan.  
We have labelled each RTU and its height on roof plan.

**RTU- outdoor condenser units on the roof are about 40" in height.**  
**There is a 48" parapet wall all around the bldg.**  
**The parapet wall is finished on all sides** as you can see in the colored elevations.

Hope this helps. Pls let us know if you have any questions or concerns.

Appreciate your help.

Regards,  
Tina

On Tue, Aug 6, 2024 at 1:41 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Hi all,

These building elevations still do not meet the projection standards of the UDC. They also do not show how the parapet is extended back and finished on all sides. These are the comments under M.9 of the original comments sent on March 22, 2024. Since the articulation items are an exception, I will still need a letter indicating that you are requesting these exceptions and any compensatory items you are providing. Please see attached original comments for reference.

On another note, the parapet has to extend around the entirety of the building and screen the Roof Top Units (RTU)s to meet the UDC requirements. If you can provide an updated elevation before thursday showing the parapet is extended around the building and the RTUs are screened, that would be great. If not, I can make this a condition of approval in my case memo but I need a letter for the exceptions. If you are still providing the same compensatory items as last time, you can use the same letter (see attached). Just please update the date.

Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Shriynashu Kumar <[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)>  
**Sent:** Monday, July 22, 2024 3:31 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>; Dnyanada Nevgi <[pm@srclandbuilding.com](mailto:pm@srclandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srclandbuilding.com](mailto:construction@srclandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Good afternoon Bethany,

1. Pay the full tree mitigation balance of \$172,700.
2. Pay 20% of the balance (\$34,540) and either plant 345 trees onsite or donate them to the Parks and Recreation department.

Please let me know which option you would like to pursue, so we can include the site plan on the next agenda.

Bethany,

- Out of these 2 options, we are going with the 2nd option i.e. paying 20% of the balance (\$34,540) and either plant 345 trees onsite or donate them to the Parks and Recreation department.
- Please see the attached drawings for articulations.
- Since we are not changing the location of the detention pond,we are good with the previously submitted site plan. Please see the attached previously submitted site plan for your reference. Please include us in the 30th July P&Z meeting. Let me know if anything more is needed.
- The owners of this project want a brief meeting, so can we have a brief meeting with you and the Planning Director before the P&Z meeting. Let me know your availability.

**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srclandbuilding.com](mailto:pm1@srclandbuilding.com)  
201-754-8080  
<https://srclandbuild.com/>

On Thu, Jul 18, 2024 at 11:12 PM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Yes, see below. The section of the UDC is also listed in comment M.9 of your original project comments.

Thank you,  
Bethany Ross  
Planner

City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

---

**From:** Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>  
**Sent:** Thursday, July 18, 2024 12:36 PM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Shriynashu Kumar <[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>; Dnyanada Nevgi <[pm@srlandbuilding.com](mailto:pm@srlandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srlandbuilding.com](mailto:construction@srlandbuilding.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Hello Bethany,  
Can you forward articulation requirements?  
We will try to check it on our end and then forward it to you.

Appreciate your help.

Thanks,  
Tina

On Thu, Jul 18, 2024 at 10:41 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriynashu,

Can you please provide something that shows the dimensions of the projections? We have a specific calculation that we use to determine articulation and I need those numbers to ensure that the building is in compliance with the articulation standards of the UDC.

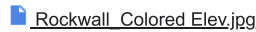
Thank you,  
Bethany Ross  
Planner  
City of Rockwall  
972.772.6488 Office  
[bross@rockwall.com](mailto:bross@rockwall.com)  
[City of Rockwall - Planning & Zoning](#)

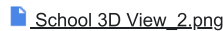
---

**From:** Shriynashu Kumar <[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)>  
**Sent:** Thursday, July 18, 2024 10:30 AM  
**To:** Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)>  
**Cc:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>; Dnyanada Nevgi <[pm@srlandbuilding.com](mailto:pm@srlandbuilding.com)>; Alex Freeman <[afreeman@pinnaclemontessori.com](mailto:afreeman@pinnaclemontessori.com)>; Amir M.nasab <[civil@omegadesignllc.com](mailto:civil@omegadesignllc.com)>; Ruth Rodriguez <[construction@srlandbuilding.com](mailto:construction@srlandbuilding.com)>; Tina Sanghrajka <[tina@omegadesignllc.com](mailto:tina@omegadesignllc.com)>; Sales, Travis <[TSales@rockwall.com](mailto:TSales@rockwall.com)>  
**Subject:** Re: Pinnacle Montessori of Rockwall New Construction Projects

Bethany,

Please see the attached perspective of the building. Please let me know if you have any questions.





**Regards,**  
**Shriyanshu Kumar**

Land Development and Demographic Planner  
SRC Land Building Real Estate LLC.  
811 S Central Expressway, Suite 306, Richardson, TX- 75080  
[pm1@srlandbuilding.com](mailto:pm1@srlandbuilding.com)  
201-754-8080  
<https://srlandbuild.com/>

On Wed, Jul 3, 2024 at 12:26 AM Ross, Bethany <[bross@rockwall.com](mailto:bross@rockwall.com)> wrote:

Shriynashu,



- Updated plans need to be submitted by July 19, 2024 to make the July 30, 2024 meeting. While you are making those updates, can you also provide a new perspective of the building showing the increased articulation that was mentioned in the response letter?
- Engineering review is on hold until site plan approval due to significant changes if detention is relocated. Current comments will be sent after review, but new plans must be submitted post site plan approval.

Thank you,  
 Bethany Ross  
 Planner  
 City of Rockwall

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.